

TOOELE CITY PLANNING COMMISSION MINUTES
May 10, 2017

Date: Wednesday, May 10, 2017
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

Shauna Bevan, Vice-Chairwoman
Chris Sloan
Ray Smart
Melanie Hammer
Russell Spendlove
Brad Clark

Commission Members Excused:

Matt Robinson, Chairman
Phil Montano

City Employees Present:

Rachelle Custer, City Planner

Council Members Present:

Chairwoman Winn
Councilman McCall

Minutes prepared by Rachelle Custer.

Vice-Chairwoman Bevan called the meeting to order at 7:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Hammer.

1. **Roll Call**

Shauna Bevan, Present
Chris Sloan, Present
Ray Smart, Present
Melanie Hammer, Present
Russell Spendlove, Present
Brad Clark, Present

3. **Public Hearing and Motion on conditional use permit for gas pumps to be added at Quality Quik Stop – 188 North Broadway**

Presented by Rachelle Custer

The property owner has requested approval of a Conditional Use Permit for approximately .33 acres located at 188 N Broadway. The property is currently zoned MU-B, Mixed Use Broadway. The applicant is requesting that a Conditional Use Permit be approved to allow for the addition of gasoline sales to the existing convenience store. The owner intends to do an addition to the building as well. Convenience store with gasoline sales is allowed with a conditional use permit in the Mixed Use Broadway zoning district. The Conditional Use permit is for the addition of gasoline sales, not the addition of the building. On your screen is a site plan showing the addition of the gas pumps to be located between Quality Quik Stop and My Dogs Heaven. The applicant owns both properties and has completed a lot line adjustment to ensure the pumps are on the Quality Quick Stop lot.

Commissioner Smart made a comment that it looks like it fits on paper, asked if it will fit and function on the site. Looks pretty tight.

Ms. Custer staff has completed a site plan approval and all of that has been evaluated between our Engineer and the applicant's Engineer. Applicant will be required to construct what was approved.

Vice-Chairwoman Bevan opened the public hearing at 7:04pm.

Dorothy Manusakis owns the duplex next to the Quality Quik Stop. Have problems now trying to rent them. Concerned it is too close to apartment building and how congested it is. Can tankers and fire trucks get in and out of the site safely? Hours of operation because of the lights and the going and coming of traffic? They are parking right against the wall of the duplex. Are there requirements for the distance between gas stations and homes? There is a welding shop across the street. Concerned about the safety of it all. Are there any State or City violations that would occur with this?

Ms. Custer we would not bring an application before the Planning Commission if it did not meet our City codes. The applicant has received approval from the State and the County for the gas station.

Ms. Manusakis asked what the codes are for a conditional use.

Ms. Custer stated it is a conditional use. Part of the mixed use zone is to mix residential and some commercial.

Ms. Bevan asked the hours of operation

Applicant stated hours of operation to be 4:30 in the morning until midnight

Ms. Manusakis asked where would the access be in and where would it be out?

Ms. Custer showed Ms. Manusakis on the site map where the pumps will be located and where the accesses off of Broadway are.

Ms. Manusakis asked if there would be any ground water contamination and how many gas pumps will there be?

Ms. Custer there will not be any groundwater contamination and there will be two gas pumps.

Ms, Manusakis do they have any obligations to the public to keep it safe for the residents? They park their cars right next to the duplex.

Ms. Custer gasoline sales require permitting from the State and the County. All other permitting is in place. As far as parking it is his property.

Commissioner Sloan as long as they aren't going over the property line with parking it is allowed on his property.

Ms. Manusakis stated she believes it is too close to her apartments.

Commissioner Smart there is already business there anyways this may increase a few cars coming and going but it's probably the same customers that are coming there anyways. EPA is so strict they will probably be the safest tanks in town.

Ms. Custer you can have a convenience store without gasoline sales as a permitted use.

Commissioner Sloan asked since the applicant owns the property to the north as well is there anything that precludes a tanker from accessing off of Utah Ave?

Ms. Custer stated there are not any cross access easements in place. However, he is the property owner if he wants to allow that it is up to him.

Chairwoman Bevan closed the public hearing at 7:15 pm.

Commissioner Sloan moved to approve the Conditional Use Permit request by Narendra Narkar, representing Rim Rim Corporation for the addition of gasoline sales to be located at 188 North Broadway, application number 2170249, based on the findings and subject to the conditions listed in the staff report dated May 10, 2017 Commissioner Clark seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Spendlove, "Aye", Commissioner Bevan, "Nay," Commissioner Sloan, "Aye," Commissioner Clark, "Aye".

8. **Review and Approval of Planning Commission Meeting minutes for meeting held March 22, 2017.**

Commissioner Hammer moved to approve the minutes for the meeting held March 22nd, 2017. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Clark, “Aye”.

10. Adjourn

Commissioner Hammer moved to adjourn the meeting. Commissioner Sloan seconded. Vice-Chairwoman Bevan adjourned the meeting at 7:18 pm.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 24th day of May, 2017

Shauna Bevan, Vice-Chairwoman Tooele City Planning Commission