

TOOELE CITY PLANNING COMMISSION MINUTES
June 14, 2017

Date: Wednesday, June 14, 2017
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

Matt Robinson, Chairman
Shauna Bevan, Vice-Chairwoman
Chris Sloan
Ray Smart
Melanie Hammer
Russell Spendlove
Phil Montano

City Employees Present:

Paul Hansen, City Engineer
Rachelle Custer, City Planning & Zoning Administrator
Jim Bolser, Director of Community Development and Public Works

Council Members Present:

Councilman McCall
Chairwoman Winn

Commission Members Excused:

Commissioner Clark

Minutes prepared by Amanda Graf

Chairman Robinson called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Robinson

2. Roll Call

Melanie Hammer, Present
Ray Smart, Present
Chris Sloan, Present
Shauna Bevan, Present
Russell Spendlove, Present
Phil Montano, Present
Matt Robinson, Present

3. **Motion on Conditional Use Permit for Outdoor RV Storage to be located at Beehive Storage
1498 North Main Street**

Presented by Rachelle Custer

This application is a request for approval of conditional use permit for approximately two acres located at 1498 North Main. The property is currently zoned LI, light industrial. The applicant is requesting a conditional use permit be approved to allow for outdoor storage of RV's; they are expanding the existing storage units and building two more buildings. Beehive Storage would like to expand the outdoor RV storage onto an adjacent parcel. This item was before the commission on June 8, 2017, where a public hearing was already held. The applicant was unable to attend that meeting and requested the approval for the permit be tabled until today's meeting.

Chairman Robinson asked if there were any questions or comments from the commission; there were no concerns.

Commissioner Sloan motioned to approve the Conditional Use Permit requested by Douglas White for Outdoor RV Storage at Beehive Storage located at 1498 North Main Street, Application Number 2160772, based on the findings and subject to the conditions listed on the staff report dated May 24, 2017. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Spendlove, "Aye," Commissioner Montano, "Aye," and Chairman Robinson, "Aye." The motion passed.

3. **Public Hearing and Motion on Conditional Use Permit for a 1200 sq ft., 20 ft. tall
Detached Garage at 137 East Utah Avenue**

Presented by Rachelle Custer

This is a request for approval for a conditional use permit for a 9000 square foot lot located at 137 East Utah Avenue. It is currently zoned R 1-7 which is a residential use. The applicant is requesting a conditional use permit to build a 1200 square foot, 20 foot tall accessory building to be located on his lot. There is currently a shed that will be demolished when it is constructed. Accessory structures over 15 feet in height or that exceed 8% lot coverage require a conditional use permit in this zoning district. The proposed structure would cover 13% of the lot. Total lot coverage in an R 1-7 zone allows up to 35%. With his home, this structure, and 1 other garage it would put the applicant at 34% lot coverage which is in compliance with the code. Staff recommends approval with the conditions as listed in the staff report.

Chairman Robinson asked if there were any questions or comments from the commission; there were no concerns.

Chairman Robinson opened the public hearing; there were no public comments. Chairman Robinson closed the public hearing.

Commissioner Hammer motioned to approve the Conditional Use Permit requested by Clay Campbell for a 1200 sq. ft., 20 ft. tall detached garage at 137 East Utah Avenue, application number P17-232 based on the findings and subject to the conditions listed in the staff report dated June 14, 2017.

Commissioner Montano seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Spendlove, "Aye," Commissioner Montano, "Aye," and Chairman Robinson, "Aye." The motion passed.

4. **Public Hearing and Motion on Conditional Use Permit for a 576 sq. ft., 24 ft. tall detached Garage at 49 South 100 East**

Presented by Rachelle Custer

This is a request for a conditional use permit for an accessory structure on a .38 acre lot located at 49 South 100 East. It is currently zoned R 1-7, which is residential. The conditional use permit is to allow for a 24 foot tall, 576 square foot building to be located on the lot. The proposed use is for a personal garage. The increased height is needed to accommodate for a second story storage room. This will not be living space it will only be used for storage. Accessory structures over 15 feet in height or that exceed 8% lot coverage is required to have a conditional use permit. Total lot coverage allowed is 35%; with this proposed building the owner would be at 15% lot coverage. Staff recommends approval with the conditions as listed in the staff report.

Chairman Robinson asked if there were any questions/comments from the commission. Commissioner Sloan asked about the location of the proposed garage; Ms. Custer stated it would be located next to the home. He also asked what the height of the existing garage is; Ms. Custer did not have that information.

Chairman Robinson opened the public hearing; there were no public comments. Chairman Robinson closed the public hearing.

Commissioner Bevan motioned to approve the Conditional Use Permit requested by Shylo Maestas for a 576 sq. ft., 24 ft. tall detached garage at 49 South 100 East, application number P17-234, based on the findings and subject to the conditions listed in the staff report dated June 17, 2017.

Commissioner Robinson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Spendlove, "Aye," Commissioner Montano, "Aye," and Chairman Robinson, "Aye." The motion passed.

5. **Public Hearing and Motion on Conditional Use Permit for a 480 sq. ft. Concession Stand to be constructed at 200 East Vine St., Red Del Papa Field by Tooele City**

Presented by Rachelle Custer

This application is for a conditional use permit for .5 acres located at 200 East Vine Street. The property is currently zoned R 1-7, residential. Tooele City is requesting a conditional use permit be approved to allow for the demolition of the existing concession stand and the construction of a new 480 square foot,

two story concession stand at the Red Del Papa Ball Field. Staff recommends approval with the conditions as listed in the staff report. It would be gray block with a brown metal roof.

Commissioner Montano asked who owned the ball field; Ms. Custer verified that the city owns it.

Chairman Robinson opened the public hearing; there were no public comments. Chairman Robinson closed the public hearing.

Commissioner Smart motioned to approve the Conditional Use Permit requested by Tooele City for the construction of a new 480 square foot concession stand to be located at the Red Del Papa Ball located at 200 East Vine St., based on the finding and subject to the conditions listed in the staff report dated June 14, 2017. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Sloan, “Aye,” Commissioner Bevan, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Montano, “Aye,” and Chairman Robinson, “Aye.” The motion passed.

6. **Recommendation on Bolinder Subdivision amended #1. A three lot 148.35 acre subdivision located at 1830 West Highway 112.**

Presented by Rachelle Custer

This application is a request for approval for a final plat for approximately 148.35 acres located at 1830 West Highway 112. The property is currently zoned I, industrial. The applicant is requesting a final plat be approved to allow for 3 industrial lots. There are currently three lots; they would like to increase the size of the Geneva Rock lot, which is lot 1, giving them a total of 10.87 acres. It also serves to vacate a portion of the the public right of way which was previously dedicated by the property owner in 2011. There were two parcels of right of way that were dedicated to Tooele City with the Bolinder Subdivision. Parcel 2 is 2.07 acres along the northern boundary of the property which will remain for a future road. Parcel 1 is 3.24 acres along the southern boundary of the property which was dedicated for the construction of 1000 North. 1000 North alignment changed and did not follow this so there is a small .217 acre piece of the property that will remain dedicated where 1000 North currently goes across this property. The Bolinder Subdivision plat has a note that states, “If future alignment of 1000 North road alignment changes right-of-way will be deeded back to the property owners.”

Chairman Robinson asked if there were any questions or comments from the commission; there were no concerns.

Commissioner Robinson motioned to forward a positive recommendation on the Bolinder Subdivision amended #1, a three lot 148.35 acre subdivision located at 1830 West Highway 112 with the

conditions listed in the staff report. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Sloan, “Aye,” Commissioner Bevan, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Montano, “Aye,” and Chairman Robinson, “Aye.” The motion passed.

7. **Recommendation on Sunset Estates Phase 7. A 29 lot 10.72 are subdivision to be located at approximately 244 West 2200 North.**

Presented by Rachelle Custer

This application is a request for final plat approval for approximately 10.54 acres located at approximately 244 West 2200 North. The property is currently zoned R1-10 Residential. The applicant is requesting that a final plat be approved to allow for 29, 10,000 square foot single family residential lots. Staff recommends approval with the conditions as listed in the packet.

Chairman Robinson asked if there were any questions or comments from the commission; there were no concerns.

Commissioner Bevan motioned to forward a positive recommendation to the City Council on Sunset Estates Phase 7 final plat, for the purpose of creating 29 residential lots at approximately 244 West 2200 North, application number 2170169, based on the findings and subject to the conditions listed in the staff report dated June 14, 2017. Commissioner Spendlove seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Sloan, “Aye,” Commissioner Bevan, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Montano, “Aye,” and Chairman Robinson, “Aye.” The motion passed.

8. **Review and Approval of Planning Commission Meeting minutes for meeting held May 24, 2017.**

Commissioner Hammer moved to approve the minutes for the meeting held May 24, 2017. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Sloan, “Aye,” Commissioner Bevan, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Montano, “Aye,” and Chairman Robinson, “Aye.” The motion passed.

9. **Adjourn**

Commissioner Sloan moved to adjourn the meeting. Chairman Robinson adjourned the meeting at 7:18 p.m.

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 28th day of June, 2017

Matt Robinson, Chairman Tooele City Planning Commission