

TOOELE CITY PLANNING COMMISSION MINUTES
June 28, 2017

Date: Wednesday, June 28, 2017
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

Chris Sloan
Ray Smart
Melanie Hammer
Russell Spendlove
Phil Montano
Brad Clark

Commission Members Excused:

Matt Robinson, Chairman
Shauna Bevan, Vice-Chairwoman

City Employees Present:

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

Council Members Present:

Councilman McCall
Chairwoman Winn

Minutes prepared by Amanda Graf

Jim Bolser, the Director of Community Development and Public Works, called the meeting to order at 7:00 p.m. Both the Chair and Vice Chair were excused from the meeting; per city protocol when they are both absent the Director of Community Development and Public Works starts the meeting.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Councilwoman Winn

2. Roll Call

Chris Sloan, Present
Ray Smart, Present
Melanie Hammer, Present

Phil Montano, Present
Brad Clark, Present
Russell Spendlove, Present

Commissioner Smart nominated Commissioner Sloan to be the temporary Chairman for the meeting. Commissioner Montano seconded the motion. Commissioner Sloan accepted the nomination to be the temporary designated Chair for the meeting.

3. **Public Hearing and Motion on Conditional Use Permit for used auto sales to be located at 336 North Main St by KW Auto Sales**

Presented by Rachelle Custer

This application is a request for approval of a Conditional Use Permit for approximately .84 acres located at 336 North Main Street. The property is currently zoned General Commercial. The applicant is requesting that a Conditional Use Permit be approved to allow for automobile sales at this location. The automobile sales will occupy approximately 16,000 square feet of the lot; they will not use the entire lot. The applicant is also requesting that the landscape requirement be based off of the occupied square footage from his lease which he satisfies with his existing landscaping. The remainder of the lot is fenced off and is used by the GSI Pawn Shop at 324 North Main Street. The property where KW Auto Sales will be located, along with the property where GSI Pawn Shop is located, are both owned by Kenny Gregrich. City staff recommends approval with the conditions as listed in the staff report.

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

Chairman Sloan asked about who owns the piece of property that abuts the tree next to the Chiropractic office; Ms. Custer stated that piece of property, including the alley, belongs to the owner of KW Auto Sales.

Chairman Sloan opened the public hearing. Robert Wilkinson, the owner of KW Auto Sales, came forward. They are currently located at Lake Point. He has been in the automobile sales industry for 20 years. They decided they want to be part of the Tooele City business community. The sales generated from their auto business is substantial which will generate a generous sales tax for the City. They are excited to work in Tooele City.

There were no other public comments. Chairman Sloan closed the public hearing.

Commissioner Clark moved to approve the Conditional Use Permit Request by Kenny Gregrich for automobile sales to be located at 336 North Main Street, application number P17-293, based on the findings and subject to the conditions listed in the Staff Report dated June 28, 2017. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Clark, "Aye," Commissioner Spendlove, "Aye," Commissioner Smart, "Aye," Commissioner Montano, "Aye," Chairman Sloan, "Aye." The motion passed.

4. **Public Hearing and Motion on Conditional Use Permit for a 1200 sq. ft. detached garage to be located at 103 North 5th Street**

Presented by Rachelle Custer

This application is a request for approval of a Conditional Use Permit for approximately 10,454 square foot detached garage located at 103 North 5th Street. The property is currently zoned R1-7 Residential. The applicant is requesting that a Conditional Use Permit be approved to allow for the construction of a 1200 ft² accessory building. The proposed structure is for personal storage. There used to be two lots; the applicant combined the lots. Each lot had a home and a garage; the owners have demolished one of the homes and both garages, leaving one home on the combined lots. The owners would like to build one 1200 ft² garage. The proposed structure will cover approximately 11% of the lot; a Conditional Use Permit is required for any accessory structure covering more than 8% of the lot. Total lot coverage allowed in the R1-7 zoning district is 35%; this applicant will have 25% lot coverage with the home and garage. The City staff recommends approval with the conditions as listed in the staff report.

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

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

Commissioner Hammer moved to approve the Conditional Use Permit Request by Kathy Chambers for a 1200 square foot accessory structure to be located at 103 North 5th Street, application number P17-298, based on the findings and subject to the conditions listed in the Staff Report dated June 28, 2017. Commissioner Montano seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Clark, "Aye," Commissioner Spendlove, "Aye," Commissioner Smart, "Aye," Commissioner Montano, "Aye," Chairman Sloan, "Aye." The motion passed.

5. **Public Hearing and Motion on Conditional use permit for a 2400 sq. ft. metal building to be constructed at the Tooele City Cemetery 265 South 100 East.**

Presented by Rachelle Custer

This application is a request for approval of a Conditional Use Permit for an accessory structure to be located at 265 South 100 East. The property is currently zoned Mixed Use General. The applicant is requesting that a Conditional Use Permit be approved to allow for a 2400 square foot metal building to be constructed at the Tooele City Cemetery. Any public entity that uses public funds is required to obtain a Conditional Use Permit. The City staff recommends approval with the conditions as listed in the staff report.

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

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

Commissioner Clark moved to approve the Conditional Use Permit request by Tooele City for the construction of a 2400 square foot accessory structure to be located at the Tooele City Cemetery 265 South 100 East, based on the findings and subject to the conditions listed in the Staff Report dated June 28, 2017. Commissioner Spendlove seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Clark, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Smart, “Aye,” Commissioner Montano, “Aye,” Chairman Sloan, “Aye.” The motion passed.

6. **Recommendation on final plat approval for Canyon Village—Rust Subdivision. A 27 lot 7.9 acre subdivision to be located at Pine Canyon Road and Copper Canyon Drive.**

Presented by Rachelle Custer

This application is a request for approval of a final plat for approximately 7.9 acres located at approximately 1800 North Copper Canyon Drive. The property is currently zoned High Density Residential with a portion zoned Neighborhood Commercial. The applicant is requesting that a final plat be approved to allow for 27 single family lots. The proposal includes six lots to be developed as four-unit townhomes and 19 lots for single family residential homes. The single family residential homes have minimum 7,000 square foot lots. The four-plex homes have minimum 15,000 square foot lots. The City staff recommends approval with the conditions as listed in the staff report.

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

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

Paul Hansen, the City Engineer, clarified that it is for Phase 1 and commented that the motion should be for Phase 1 of the Subdivision.

Commissioner Hammer moved to forward a positive recommendation to the City Council for the Canyon Village—Rust Phase 1 Final Plat, for the purpose of creating 27 residential lots at approximately 1800 North Copper Canyon Drive, application number 2170194, based on the findings and subject to the conditions listed in the Staff Report dated June 28, 2017. Commissioner Smart seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Clark, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Smart, “Aye,” Commissioner Montano, “Aye,” Chairman Sloan, “Aye.” The motion passed.

7. **Review and approval of Planning Commission minutes for meeting held June 14, 2017**

Commissioner Hammer moved to approve the minutes for the meeting held June 14, 2017.

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

8. Adjourn

Commissioner Hammer moved to adjourn the meeting. Chairman Sloan adjourned the meeting at 7:17 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 26th day of July, 2017

Matt Robinson, Chairman, Tooele City Planning Commission