

**TOOELE CITY PLANNING COMMISSION MINUTES**

**April 23, 2014**

Place: Tooele City Hall Council Chambers  
90 North Main Street, Tooele Utah

**Commission Members Present:**

Matt Robinson, Chair  
Chris Sloan  
Melanie Hammer  
Tom Poyner  
Shauna Bevan  
Phil Montano  
Russell Spendlove  
Steve Dale

**Commission Member Excused:**

Ray Smart

**City Employees Present:**

Roger Baker, City Attorney  
Rachelle Custer, City Planner  
Jim Bolser, Public Works and Community Development Director

**Council Member Present:**

Councilwoman Winn  
Councilman Pruden

Minutes prepared by Elisa Jenkins

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

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Poyner.

2. **Roll Call**

Matt Robinson, Present  
Phil Montano, Present  
Chris Sloan, Present  
Steve Dale, Present  
Melanie Hammer, Present  
Tom Poyner, Present  
Ray Smart, Excused

Shauna Bevan, Present  
Russell Spendlove, Present

3. **Public Hearing and Motion for conditional use permit to construct an AT&T wireless telecommunications 110 foot tall monopole with equipment shelter at 70 East 100 North by Child's Industry.**

Presented by Ms. Custer

Ms. Custer explained that the applicant has requested a conditional use permit for approximately 3,300 sq. ft. located at 70 East 1100 North to construct a 110 ft. monopole telecommunications tower, along with 230 sq. ft. for an equipment shed located on the south end of the property. The property is currently zoned LI, Light Industrial and the applicant is requesting that it be approved to allow for development of the tower. It will be an unmanned tower and they do have a lease with the property owner.

Chairman Robinson called for questions from the Commission for the staff.

Chairman Robinson stated that that this is public hearing if anyone would like to come forward and address this issue. No one came forward.

Chairman Robinson closed the public hearing at 7:02 p.m.

**Commissioner Sloan moved to approve the Conditional Use Permit request by Childs Industry for the AT&T wireless telecommunications tower, application number 2140046, based on the findings listed in the staff report dated April 23, 2014 along with the following conditions:**

1. **That all requirements of the Tooele City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.**
2. **That all requirements of the Tooele City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.**

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

4. **Public Hearing and Motion for conditional use permit for indoor contractor's storage to be located at 278 North Main Street by Arrow Development**

Presented by Ms. Custer

Ms. Custer stated that All Types Plumbing has leased the center section of the old NAPA Auto Parts building. All Types plumbing has leased the garage bay area for indoor storage of their tucks, supplies and equipment. There will be no outdoor storage, only indoor storage. Indoor contractor storage is allowed in the GC, General Commercial zone with a conditional use permit.

Chairman Robinson called for any questions from the Commission for staff.

Commissioner Sloan noted that this location used to be an auto parts store that stored chemicals. He asked if the owner be storing any materials that they should be concerned about?

Ms. Custer said “no”, they will store pipes, fittings and things of that nature along with a back hoe and some trucks.

Chairman Robinson stated that that this is public hearing if anyone would like to come forward and address this issue. No one came forward.

Chairman Robinson closed the public hearing at 7:05 p.m.

**Commissioner Poyner moved to approve the conditional use permit by Arrow Development for the indoor contractor storage, application number 2140157, based on the findings listed in the Staff Report dated April 23, 2014 with the following conditions:**

- 1. That all requirements of the Tooele City Engineering and Public Works Divisions are satisfied throughout the development of the site and all construction on the site, including permitting.**
- 2. That all requirements of the Tooele City Building Division are satisfied throughout the development of the site and all construction buildings on the site, including permitting.**

Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Sloan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Poyner, “Aye”, Commissioner Bevan, “Aye”, Commissioner Montano, “Aye”, Commissioner Spendlove, “Aye”, and Chairman Robinson.

- 5. Public Hearing and Motion for conditional use permit for a used automobile dealership to be located at 24 West 100 South by Bickmore Properties.**

Presented by Ms. Custer

Ms. Custer stated that this property has Real Deals on one side and Bargain Boyz on the other (the old Dave’s Drug). The automobile dealership would like to share space with Bargain Boyz, on the north side of the building. Where they intend to park the cars is on the drawing in the Commissioners packet. General Commercial does allow for an auto dealership with a conditional permit. Staff recommends approval with the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Division are satisfied throughout the development of the site and all construction on the site, including permitting.
2. That all requirements of the Tooele City Building Division are satisfied throughout the development of the site and all construction buildings on the site, including permitting.
3. All construction on the site or in the building receives a building permit.
4. The parking lot be in good repair and striped for the customers as well as for the car lot.
5. Due to the change of use all current zoning and building codes must be abided by and brought up to code.

Ms. Custer stated that the applicant is aware of these conditions.

Mr. Baker asked if the applicant is required to maintain a certain number of parking spaces open for the public as well as vehicles for sale.

Ms. Custer said both sides of the building are considered retail so they must maintain one parking space for every 300 gross sq. ft. of floor space. The parking spaces will be verified before the business license will be issued for the used car dealership.

Commissioner Bevan disclosed that she is a property owner that received notice of this conditional use permit.

Commissioner Sloan noted that the parking lot needs to be kept in good repair and asked how extensive that will need to be. He said that a lot of the parking on the north side of the building needs repair; do they only have to keep their parking lot in good repair?

Ms. Custer stated that they will only own a certain number of stalls, and when they receive their business license that will be part of inspection. It is more of a safety issue that the parking lot is in good repair.

Commissioner Sloan just wanted to clarify what the applicant will need to take care of.

Chairman Robinson verified that the applicant already knows about the conditions for parking lot.

Ms. Custer said “yes”. The applicant was also given a copy of the staff report that the Commission received.

Chairman Robinson stated that that this is public hearing if anyone would like to come forward and address this issue. No one came forward.

Chairman Robinson closed the public hearing at 7:10 p.m.

Commissioner Bevan moved to approve the conditional permit request by Bickmore Properties for a used automobile dealership to be located at 24 West 100 South, applications number 2140160, based on the findings listed in the Staff Report dated April 23, 2014 with the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Division are satisfied throughout the development of the site and all construction on the site, including permitting.
2. That all requirements of the Tooele City Building Division are satisfied throughout the development of the site and all construction buildings on the site, including permitting.
3. All construction on the site or in the building receives a building permit.
4. The parking lot be in good repair and striped for the customers as well as for the car lot.
5. Due to the change of use all current zoning and building codes must be abided by and brought up to code.

Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Sloan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Poyner, “Aye”, Commissioner Bevan, “Aye”, Commissioner Montano, “Aye”, Commissioner Spendlove, “Aye”, and Chairman Robinson.

6. **Review and Approval of Planning Commission minutes for meeting held April 9, 2014.**

Commissioner Hammer moved to approve the minutes for the Planning Commission meeting held April 9, 2014 as presented. Commissioner Poyner seconded the motion. The vote was as follows: Commissioner Sloan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Poyner, “Aye”, Commissioner Bevan, “Aye”, Commissioner Montano, “Aye”, Commissioner Spendlove, “Aye”, and Chairman Robinson.

7. **Adjourn**

Commissioner Robinson moved to adjourn the meeting. The vote was as follows: Commissioner Sloan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Poyner, “Aye”, Commissioner Bevan, “Aye”, Commissioner Montano, “Aye”, Commissioner Spendlove, “Aye”, and Chairman Robinson. The meeting adjourned at 7:11 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 14<sup>th</sup> day of May 2014

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Chairman Matt Robinson

## **Discussion**

### **1. Subdivisions**

Ms. Custer led a discussion concerning subdivisions.