

**TOOELE CITY PLANNING COMMISSION MINUTES**  
**May 14, 2014**

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

**Commission Members Present:**

Matt Robinson, Chair  
Tom Poyner  
Shauna Bevan  
Phil Montano  
Russell Spendlove  
Ray Smart

**Commission Members Excused:**

Chris Sloan  
Melanie Hammer  
Steve Dale

**City Employees Present:**

Matt Johnson, Assistant City Attorney  
Rachelle Custer, City Planner  
Jim Bolser, Public Works and Community Development Director

**Council Member Present:**

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 Chairman Robinson.

2. **Roll Call**

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

Russell Spendlove, Present

Mr. Bolser noted and reminded the Commission that since they have a quorum present with less than seven members, they will still need to have four concurring votes to carry any motion.

3. **Public Hearing and Motion for Conditional Use Permit for a 21 foot tall, 1,500 square foot RV storage garage.**

Presented by Rachelle Custer

Ms. Custer explained that Mr. and Mrs. Winn have requested a Conditional Use Permit to construct a 15,000 sq. ft. RV storage garage at their home at 426 South 100 West. Per Tooele City Code definition of height the proposed building will be 18 feet 2.5 inches tall. From grade to peak it will be just over 20 ft. so they are requesting a Conditional Use Permit for 21 feet. Anything over 15 feet in height requires a conditional use permit on an accessory structure. The proposed building is 50 feet in length by 30 feet in width. The lot currently has two other accessory structures. With the proposed building the lot coverage from accessory structures will be 9.7%. Accessory structure lot coverage greater than 8% requires a Conditional Use Permit. The Planning Commission needs to look at height and lot coverage on this Conditional Use Permit. The total lot coverage is just over 23%, 35% lot coverage is allowed in this zone. Staff recommends approval 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.
3. That all requirements of the Tooele City Volunteer Fire Department are satisfied throughout the development of the site and the construction of all buildings on the site.

Chairman Robinson stated that this is a public hearing if anyone would like to come forward and address this item.

Bert Beacham, 129 West 400 South, Tooele addressed the Commission. Mr. Beacham lives adjacent to the Winn's property. He is opposed to the placement and height of the storage garage. He said that it will block his view of the mountains. There was another neighbor that could not attend the meeting that he knows that is also opposed to the structure. His neighbor was told if he built an accessory structure on his property that he would have to put curb, gutter and sidewalk in. If the Winn's are allowed to build this structure he would like to see them held to the same standard. Mr. Beacham read a letter from his father who lives adjacent to the Winn's who could not attend the meeting, which stated that he is opposed the location and size of the garage. Mr. Beacham said he would like to see the garage pushed to the west as far as it is allowed.

Joe Carey, 392 S 100 West addressed the Commission. Mr. Carey said that he is also opposed to the location and height of the storage garage. He said that it would block his view of the mountain. He also said that if it was moved over to the west he wouldn't mind as much.

Chairman Robinson closed the public hearing at 7:06 p.m.

Commissioner Poyner asked Ms. Custer how many letters were sent to neighbors regarding this Conditional Use Permit.

Ms. Custer was not sure on the number, but everyone within a 200 foot radius as provided by the applicant. She said that the applicant provides the list which comes from the County.

Commissioner Smart asked if they could move the storage garage as suggested in the public hearing.

Ms. Custer said if they could meet the setbacks. She said that the applicant is here if they have questions.

Commissioner Smart understands that they do not want their view blocked, but that is hard to determine.

Ms. Custer said that viewshed is not a property right that they can mitigate

Commissioner Bevan asked if the access to storage garage is off the back of the property? If it is, she asked if 150 West is where they would have to put curb and gutter?

Ms. Custer said that it is possible. The applicant's will have to follow all city codes to get a Building Permit.

Chairman Robinson noted that receiving a Building Permit is one of the conditions for the Conditional Use Permit.

Commissioner Montano asked what improvements they would have to put along the 75 feet in back, curb and gutter, sidewalk, or asphalt?

Ms. Custer noted that this is an alley, and all the allies have different public improvements requirements. It will require some study to determine what is required along this alley.

Commissioner Montano asked if the property across the alley from this property would be responsible for those public improvements?

Ms. Custer stated that not every alley is designed like a public street so they would have to look into it. She said if you were going to access a primary residential home than you have to

construct the road per public street standards. On this particular case they will have to look into it. The applicant will be required to abide by all city codes prior to receiving a Building Permit.

**Commissioner Smart moved to approve the Conditional Use Permit request by Tyler and Debbie Winn for the construction of a 15,000 sq. ft. RV storage garage, application number 2140208, based on the findings listed in the staff report dated May 14, 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 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.**
- 3. That all requirements of the Tooele City Volunteer Fire Department are satisfied throughout the development of the site and the construction of all buildings on the site.**

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

- 4. Public Hearing and Motion for a Conditional Use Permit and design review for a 16,000 sq. ft. Science and Technology building at 345 South Tooele Blvd. by Utah State University.**

Presented by Rachelle Custer

Ms. Custer explained that Utah State University has 50 acres in Tooele City which they intend to expand their Tooele campus. This is the first of many buildings to come; it is the second building on the campus but the first of the new expansion. This building is in an RD zone, and schools and public facilities in any zone require a Conditional Use Permit. Staff recommends approval 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 Volunteer Fire Department are satisfied throughout the development of the site and the construction of all buildings on the site.

Ms. Custer said that the Commission also needs to approve the design review.

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

Chairman Robinson closed the public hearing at 7:13 p.m.

**Commissioner Bevan moved to approve the Conditional Use Permit and design review request by Utah State University for the construction of a 16,000 sq. ft. higher education facility, application number 2140054, based on the findings listed in the staff report dated May 14, 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 the construction of all buildings on the site, including permitting.**
- 2. That all requirements of the Tooele City Volunteer Fire Department are satisfied throughout the development of the site and the construction of all buildings on the site.**

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

Councilman Pruden said that they are excited to have this building built. Tomorrow is the ground breaking at 2:00 p.m.

- 5. Public Hearing and motion for a Conditional Use Permit and design review for Tooele City to construct a well house to house equipment and mechanicals for the operation of a new well located at the Tooele Rodeo Grounds 200 West 600 North.**

Presented by Paul Hansen

Mr. Hansen said that as part of Tooele City’s Culinary Master Plan is the process of developing additional water resources. The well house will be located at the east end of the track on the Rodeo Ground property. The structure they need to build is approximately 600 sq. ft. in size. The building will be cinderblock and the same color and style as the existing Bit and Spur building on the same property.

Chairman Robinson stated that this is a public hearing if anyone would like to come forward and address this issue.

Stew Paulick, 914 West Vine Street addressed the Commission. Mr. Paulick is a resident and a member of the Bit and Spur Club. Mr. Paulick said that he is opposed to the construction of the facility because of the size. He said that they have written a letter to the City Council and the Mayor asking that the structure be kept to a minimum. He said that there are other well houses that the City has that are considerably smaller. He also said that the construction of the well and well house is in violation of the agreement by Tooele City and the Bit and Spur Club in in 1946 and reiterated in another agreement 1983. He said that the City has a lot of money tied up in well and they recognize the fact that they need a building. They are opposed to the size of the structure.

Ed Hansen, 189 West 600 North Tooele addressed the Commission. Mr. Hansen lives across the street from where this building will be built. He asked for clarification where the building will be built.

Mr. Paul Hansen said that it will be built directly over the well.

Mr. Ed Hansen also asked about the size of the building.

Cindy Elton, 70 South Coleman Tooele addressed the Commission. Ms. Elton is also a member of the Bit and Spur Club. Her concern is the location of the pump house. They have wanted to work with the City to accommodate what is needed for the well but she also feels that this building is too big. She has heard that the well is not producing what the City thought it would so she is wondering why they need such a big building. She would like to hear what amount of water that the well will produce. She would like to see the well house on the west side of the rodeo grounds instead of the east.

Chairman Robinson closed the public hearing at 7:21 p.m. He asked Mr. Paul Hansen to address these concerns.

Mr. Paul Hansen stated that the size of the building is not built bigger than what is necessary to house the well and equipment itself. He said that the Mayor has already indicated that the City no longer plans to build a water tank on this property. This building is used solely for the purpose of delivering water from the well. The well house needs to be directly located over the well to be able to get the water delivered out. Because they are putting the well inside for noise it makes the well house bigger. Because of the current electrical code there are certain clearances around all electrical equipment in the building that have to be followed. There is also a chlorination facility inside. The older wells in the City do not have similar chlorination facilities as they were predated to that standard. There is also protection in the building for water surge pressure. This is necessary because they are pumping to a remote water tank rather than constructing a tank on site, and it is necessary to provide emergency pressure relief to the line as to minimize potential damage to surrounding properties. The building is not being constructed larger than necessary and we have made efforts to keep it as compact as they can.

Commissioner Montano asked how big the building is?

Mr. Paul Hansen said that the length is approximately 32 feet and width is approximately 18 feet.

Commissioner Montano noted the building is about 600 square feet.

Mr. Bolser asked Mr. Paul Hansen to address the volume the well will produce.

Mr. Paul Hansen said that this well will be designed to pump 1,100 gallons a minute. They hoped it would be larger, but it was approximately what was anticipated. The facility size doesn't increase or decrease within that range of pump.

Commissioner Poyner noted that the City has decided not to put the tank on the property and asked if they have decided where it will be.

Mr. Paul Hansen said that they will be using an existing tank. The City has a water storage reservoir on 900 West just north of Rancho Tooele Park. They will be pumping to that location instead.

Commissioner Smart asked if there will be a legal issue because of the agreement that was talked about.

Mr. Paul Hansen said that will be an administrative question.

Mr. Bolser also noted that in order to get the water to the off- site storage tank, a new pipeline will run from this well house west of the track down the far west side of Dow James Park to 600 North and then to Coleman before it ties into the system. It is a fairly extensive effort to keep the water tank off the site and to meet culinary requirements.

Mr. Poyner noted that he was in attendance at the work session meeting when the Bit and Spur presented their concerns. One of their big concerns was the water tank, which has been removed from the property. They also asked that the building be constructed as small as possible.

Commissioner Bevan asked if that satisfies the concerns of the public.

Chairman Robinson said that the public hearing has been closed.

Commissioner Smart noted that the City would not build a building bigger than necessary because they need to keep the cost down.

Commissioner Montano said that the building has to go over the well. It would be a big problem if the building and the well is not done correctly and the building is not built large enough. He feels that a 600 square foot structure is not too big.

**Commissioner Poyner moved to approve the Conditional Use Permit and design review request by Tooele City for the construction of a well house and pump line to be located at the Rodeo Grounds approximately 200 West 600 North, based on the findings listed in the staff report dated May 14, 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 the construction of all buildings on the site, including permitting.**
- 2. That all requirements of the Tooele City Volunteer Fire Department are satisfied throughout the development of the site and the construction of all buildings on the site.**

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

6. **Review and Approval of Planning Commission minutes for meeting held April 23, 2014.**

**Commissioner Bevan moved to approve the minutes for the Planning Commission meeting held April 23, 2014 as presented.** Chairman Robinson seconded the motion. . The vote was as follows: Commissioner Poyner, “Aye”, Commissioner Bevan, “Aye”, Commissioner Montano, “Aye”, Commissioner Spendlove, “Aye”, Commissioner Smart, “Aye”, and Chairman Robinson, “Aye”.

7. **Adjourn**

**Commissioner Robinson moved to adjourn the meeting.** The meeting adjourned at 7:31 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 28<sup>th</sup> day of May 2014

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Chairman Matt Robinson