

TOOELE CITY PLANNING COMMISSION MINUTES
June 27, 2018

Date: Wednesday, June 27, 2018

Time: 7:00 p.m.

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

Commission Members Present:

Melanie Hammer
Tony Graf
Tyson Hamilton
Shauna Bevan
Phil Montano
Chris Sloan

Commission Members Excused:

Matt Robinson
Bucky Whitehouse
Brad Clark

City Employees Present:

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

Council Member Present:

Council Member McCall
Council Member Gochis

Minutes prepared by Amanda Graf

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Hamilton

2. Roll Call

Melanie Hammer, Present
Tony Graf, Present
Tyson Hamilton, Present
Shauna Bevan, Present
Phil Montano, Present
Chris Sloan, Present

Since Chairman Robinson was absent, Chris Sloan, the Vice-Chairman, served as the Chairman for the meeting.

Mr. Bolser explained that since there were only six Commission members present any motion would need at least four “aye” votes for the motion to carry.

3. Public Hearing and Decision on a Conditional Use Permit for public schools to allow an expansion of the existing Tooele Junior High School on property zoned R1-7 and RR-1 Residential located at 411 West Vine Street

Presented by Jim Bolser

The application is a Conditional Use Permit for Tooele Junior High School. The scope of review that the City has jurisdiction over is very limited. By State law schools are not under the jurisdiction of the City for construction and permissibility purposes. The City has jurisdiction over the utility connections, reviewing the impact towards traffic, and any potential nuisance that might be created by the construction. For that reason, the City has identified schools in all allowable zones as requiring Conditional Use Permits so it can review those items appropriately. The scope of the review is specific to those items only.

Mr. Bolser showed a map of the Junior High at the meeting. The map showed the areas impacted by the proposal. Tennis courts and some landscaping are currently located on the southwest corner of the school. The proposal is to remove the tennis courts and landscaping and replace them with another building. The school is not anticipating an increase in the number of students or teachers attending the Junior High aside from the natural growth of students with new incoming classes. This proposal is simply an addition of classroom and program space for the existing faculty and student body.

The building will be a separate building from the main Junior High building. Two roadway extensions are part of the proposal. One would be adjacent to the new building on the south side of the school; there’s a roadway that goes back to where the tennis courts currently begin. The road would be extended past the new building with a hammerhead turnaround at that location. Currently on the north side of the school the road access stops at the front of the building. The School District is proposing to extend that roadway to the northwest corner of the building with a hammerhead turnaround at that location.

With the exception of reviewing the potential nuisances of light, dust, noise, etc. during the construction, the City has limited jurisdiction over any aspect of the construction or the permissibility of the construction. With no proposals involving increasing the faculty or student-body size, the parking and traffic surrounding the school shouldn’t be affected.

City staff has reviewed the application, and recommends approval with the conditions as outlined in the staff report.

Chairman Sloan asked the Commission if they had any comments or concerns.

Commissioner Bevan disclosed that she works for Tooele County School District.

Commissioner Graf asked if the School District would be replacing the tennis courts; Mr. Bolser responded that they wouldn't be replacing them.

Chairman Sloan expressed concern that the expansion might affect the size of the football fields. Mr. Bolser stated that he didn't believe that the size of the field areas would be affected with the exception of the small areas affected by the hammerhead turnarounds.

Commissioner Bevan asked if the little strips shown on the map would be used for utility vehicles; Mr. Bolser responded in the affirmative. He stated that they would also be used for fire truck access if needed, but that they would be used primarily for maintenance purposes.

Mr. Baker stated that there are no anticipated detrimental effects from this construction project on surrounding properties. Given the lack of anticipated detrimental effects there would be no basis for imposing any conditions. Mr. Bolser stated that the conditions listed in the staff report are specific to construction, specifically allowed hours for construction work during the day, dust mitigation, etc. Having this additional building doesn't impose any additional burden as defined under the law. Mr. Baker clarified that due to the lack of anticipated detrimental effects from this project there is no basis for the Commission to impose any conditions other than the ones already outlined in the Staff report on the project.

Chairman Sloan asked the Commission if they had any other comments or concerns; there weren't any.

Chairman Sloan opened the public hearing.

Laura Setzer came forward. Her property is adjacent to the location of the proposed new building. The construction workers have already damaged some of her trees. Her fence line is adjacent to this project and she is concerned about possible damage to her fence.

Mr. Bolser responded that the construction work will be required to stay on their own property during the construction process. If there is any damage to a fence, or trees, or a neighboring property it would be the responsibility of the contractor or School District to rectify those damages. It would be a private arrangement for correcting those issues. Mr. Bolser stated that the City anticipates a little bit of grading to allow the roadway to remain relatively flat, but other than that the only anticipated change would be for the surface to be an asphalt surface instead of the current grass surface.

Chairman Sloan asked if there were any other comments or concerns from the public; there weren't any. Chairman closed the public hearing.

Chairman Sloan asked the Commission if they had any other comments or concerns.

Commissioner Hammer suggested to Ms. Setzer that she talk with the School District to discuss her concerns, adding that the School District was in attendance at the meeting.

Chairman Sloan asked the Commission if they had any other comments or concerns; there weren't any.

Commissioner Bevan moved to approve the Conditional Use Permit Request by Michael Garcia, representing Tooele County School District, for the expansion of Tooele Junior High School,

application number P18-385, based on the findings and subject to the conditions listed in the Staff Report dated June 21, 2018. Commissioner Graf seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Graf, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Bevan, “Aye,” Commissioner Montano, “Aye,” Chairman Sloan, “Aye.” The motion passed.

4. Review and Approval of the Planning Commission minutes for the meeting held June 13, 2018.

Commissioner Hammer moved to approve the minutes from the meeting held June 13, 2018.

Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Graf, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Bevan, “Aye,” Commissioner Montano, “Aye,” Chairman Sloan, “Aye.” The motion passed.

5. Adjourn

Chairman Sloan moved to adjourn the meeting. The meeting adjourned at 7:13 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 11th day of July, 2018

Chris Sloan, Chairman, Tooele City Planning Commission