

TOOELE CITY PLANNING COMMISSION MINUTES
March 10, 2010

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

Commission Members Present:

Ken Spence, Chair
Fran Garcia
Steve Dale
John Curwen

Commission Members Excused:

Phil Montano
Jerald Sagers
Bob Gowans
Gary Searle

City Employees Present:

Rachelle Custer, City Planner
Matt Johnson, Assistant City Attorney
Councilman Shawn Milne

Others Present:

Councilman Steve Pruden

Minutes prepared by Elisa Jenkins

Chairman Spence called the meeting to order at 7:00 p.m. Chairman Spence welcomed Boy Scout Troop 1430 who were working on the Citizenship in the Community Merit Badge. Chairman Spence also recognized Councilman Pruden in the audience.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Spence.

2. PUBLIC HEARING and MOTION on conditional use permit for a fitness center/personal trainer facility to be located at 24 West 1st South by Ty Bateman.

Presented by Rachelle Custer

Ms. Custer explained that Mr. Bateman has requested a conditional use permit to open a personal training facility with some retail sales in half of the old Dave's Drug building, which is 24 West 1st South. The other half of the old Dave's Drug is still retail. This is an occupancy change which requires a conditional use permit. This type of business is

allowed in the zone with a conditional use permit. Included with the Commissioners packet is a list of services that Mr. Bateman will offer at this business. There is parking in the back. Staff recommends approval of the conditional use permit.

Chairman Spence asked what the occupancy change will be?

Ms. Custer indicated that it is going from retail to a small assembly. Mr. Bateman's design professionals decided to consider it an A3.

Commissioner Dale asked if there will still be some retail sales?

Ms. Custer stated "yes". It is the personal training part of the business that is a change of occupancy.

Chairman Spence noted that there was a letter from David Bickmore included with the Commissions packet giving permission for Mr. Bateman to apply for a conditional use permit. Chairman Spence asked if Mr. Bickmore is the owner of the property?

Ms. Custer stated "yes". She indicated that because the conditional use permit goes with the property the City requires that the owner of the property give permission to apply for a conditional use on the property.

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

Mr. Ty Bateman indicated that he was present if the Commission had any questions.

Commissioner Dale moved to close the public hearing. Commissioner Garcia seconded the motion. All members present voted "Aye". The public hearing closed at 7:05 p.m.

Commissioner Dale moved to approve a conditional use permit for a fitness center/personal trainer facility to be located at 24 West 1st South. Commissioner Garcia seconded the motion. All members present voted "Aye".

3. **Review and Approval of Planning Commission minutes for meeting held February 10, 2010.**

Chairman Spence moved to approve the Planning Commission minutes as presented for the meeting held February 10, 2010. Commissioner Curwen seconded the motion. All members present voted "Aye" except for Commissioner Garcia who abstained because she was not present at the meeting.

4. **Review and Approval of Planning Commission minutes for meeting held February 24, 2010.**

The Planning Commission minutes from February 24, 2010 will be tabled until the next meeting because there were not enough Commissioners present from the meeting to approve the minutes.

5. Adjourn

Commissioner Curwen moved to adjourn the meeting. Commissioner Dale seconded the motion. All members present voted “Aye”. The meeting adjourned at 7:09 p.m.

Approved this 14th day of April 2010

Chairman Spence