

TOOELE CITY PLANNING COMMISSION MINUTES
January 26, 2011

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

Commission Members Present:

John Curwen, Chair
Ken Spence
Fran Garcia
Steve Dale

Commission Members Excused:

Matt Robinson
Phil Montano
Bob Gowans
Melanie Hammer
Matt Robinson

City Employees Present:

Rachelle Custer, City Planner
Paul Hansen, City Engineer
Councilman Shawn Milne

Minutes prepared by Elisa Jenkins

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Curwen.

2. Public Hearing and Motion on conditional use permit to construct a Techna Glass at 397 N Main St by Tooele Commercial Partner, LLC.

Presented by Rachelle Custer

Ms. Custer explained this site was most recently Shinks Auto and has been used for automotive repair in the past. The reason that the Planning Commission has to approve another conditional use permit for this property is because Shinks Auto conditional use permit was revoked for not abiding to the conditions placed upon the property for a period of a year. Therefore this property no longer has a conditional use for an auto repair business. Staff recommends approval of the conditional use permit with the following conditions:

1. Outside storage of cars for no more than a 7 day period.

2. Junk vehicles may not be stored at this location.
3. Lot must be kept clean and free of debris.
4. Hours of operation are 8:00 a.m. to 6:00 p.m. Monday through Saturday.
5. Sidewalk on 400 North needs to be replaced.

Ms. Custer indicated that the developer has made a great improvement by taking the old vehicle storage lot to the west of the building and making it a parking lot. She noted that in the past there have been problems with parking because the business is so close to the intersection. The new owner has done a great job mitigating that problem by putting in this new parking lot. She said that there will be a handicap stall on the east of the building. She indicated that 90% of the vehicles that will pull into this business will pull into the shop and there are four stalls in the shop. There will also be a dumpster that will have a CMU enclosure as shown on the site plan.

Commissioner Garcia stated that in the past there have been many problems with parking on 400 North in front of this business and she would like to see it as a no parking zone. It is a safety issue.

Commissioner Dale asked if this is going to be a new building?

Ms. Custer stated that they will be remodeling the existing building. She said that they will still need to come in and get building permits and site plan approval.

Commissioner Dale asked if there will be drive access from Main Street to the building?

Ms. Custer stated that they will continue with access from Main Street because it is an existing access with UDOT.

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

Eldon Hakke, developer for Techna glass addressed the Commission. He noted that on the public hearing notice it said that they are going to construct a new building which is incorrect they will be remodeling the existing building. They are assuming a bad loan and been approved. They are putting about 200% of expenses back into the building. They have built several Techna glass buildings along the Wasatch front and they are all very nice looking buildings. He asked what the requirements are for the dumpster enclosure.

Ms. Custer stated that ordinance requires a CMU enclosure. The gates can be slated chain link. This is something staff will review at site plan approval.

Mr. Hakke continued to say that there is only 7 feet between the front of the garage and the sidewalk and only 15 feet between from the sidewalk apron to 400 North. They have no plans for parking in this area. They have 14 parking stalls which include four inside. There is plenty of room in the front for a handicap stall. The access to Main Street is

important to them. He understands that they lost the grandfathering clause to the pole sign because it was chopped off. They are trying to put a monument sign on the corner with the landscaping but it requires a 10 foot setback. There will be some changes to the building they will have signage on the north side of the building. There is not a lot of room and they are trying to work with what they have. They will have some landscaped area. They have also decided to eliminate the windows on the south side of the building for security reasons.

Commissioner Dale asked what the distance was from the planter on the east side of the building to the sidewalk is (where the handicap stall is located).

The applicant stated that it is 37 feet.

Commissioner Dale asked if the handicap stall could be rotated 90 degrees and make the access from Main Street more accessible?

Mr. Hakke indicated that they could look at that.

Mr. Hansen stated that one of the reasons that the City does not like that orientation is because then vehicles are backing up over the sidewalk which creates a safety concern for pedestrians.

Mr. Hakke indicated that they were trying to get the handicap stall as close to the building as possible. They will be putting in a lot of landscaping.

Commissioner Garcia noted that this building has been an eyesore and this will be a big improvement to this site.

Mr. Hakke showed the Commission some pictures of Techna Glass stores that he has built. He indicated that this site will have brand new windows, stucco, landscaping, and new asphalt.

Commissioner Curwen asked what Techna Glass does?

Mr. Hakke stated that they do rock chip repair and window replacement.

Commissioner Garcia asked if they do window tinting.

Mr. Hakke stated “no”. He stated that there will be no cars left overnight at this location.

Commissioner Garcia moved to close the public hearing. Commissioner Dale seconded the motion. All members present voted “Aye”. The public hearing closed at 7:19 p.m.

Commissioner Garcia moved to approve the conditional use permit for an automotive repair business to be located at 397 North Main Street with the following conditions:

- 1. Outside storage of cars for no more than a 7 day period.**
- 2. Junk vehicles may not be stored at this location.**
- 3. Lot must be kept clean and free of debris.**
- 4. Hours of operation to be from 8:00 a.m. to 6:00 p.m. Monday through Saturday.**
- 5. All public sidewalks be repaired.**
- 6. No parking on the 400 North side of the building.**

Commissioner Dale seconded the motion. All members present voted “Aye”.

- 3. Review and Approval of Planning Commission minutes for meeting held January 12, 2011.**

Ms. Custer stated that she gave a few minor changes to Ms. Jenkins that she would like to have changed as part of the approval of the minutes.

Commissioner Spence moved to approve the Planning Commission minutes for January 12, 2011 with the changes from Ms. Custer. Commissioner Dale seconded the motion. All members present voted “Aye”.

- 4. Adjourn**

Commissioner Dale moved to adjourn the meeting. Chairman Garcia seconded the motion. All members present voted “Aye”. The meeting adjourned at 7:22 p.m.

Approved this 9th day of February

Chairman Curwen