

**TOOELE CITY PLANNING COMMISSION**  
**October 10, 2007**  
**Minutes**

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

**Commission Members Present:**

Shawn Milne, Chair  
Phil Montano  
Steve Dale  
Bob Gowans  
Jerald Sagers  
Ken Spence  
John Curwen

**Commission Members Excused:**

Fran Garcia  
Gary Searle

**City Employees Present:**

Rachelle Custer, City Planner  
Roger Baker, City Attorney  
Councilman Scott Wardle

Minutes prepared by Elisa Jenkins

The meeting was called to order by Chairman Milne at 7:00 p.m. Chairman Milne excused Commissioners Garcia and Searle from the meeting.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Curwen.

**2. PUBLIC HEARING and MOTION on conditional use permit to construct a 780 sq ft detached garage at 135 South 1<sup>st</sup> Street by Brian Lindsay.**

Presented by Rachelle Custer

Ms. Custer reported that Mr. Lindsay is requesting a conditional use permit to construct a 780 sq ft garage to be located on his property at 135 S 1<sup>st</sup> Street. The proposed garage is 15 ft tall. Currently the only structure on the lot is the home. With the home and the garage approximately 33% of the lot will be covered with structures. The garage will cover approximately 9.5% of the lot. Any lot coverage over 8% requires a conditional use permit. Staff recommends approval of this conditional use permit.

Chairman Milne asked if the setbacks are 3ft. Ms. Custer stated that the setbacks meet the required three ft.

Commissioner Montano asked what the setback is in the back of the garage. Ms. Custer stated that it is three feet.

Commissioner Dale asked Ms. Custer where the setback is measured from. Ms. Custer stated that the setback is measured from the wall, the overhang can be 2 ft.

Commissioner Montano stated that he drove by this property and he didn't see any problems with this garage being built on this property.

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

**Commissioner Sagers moved to close the public hearing.** Commissioner Gowans seconded the motion. All members present voted "Aye". The public hearing closed at 7:04 p.m.

**Commissioner Gowans moved to approve the Conditional Use Permit to construct a 780 sq ft detached garage at 135 South 1<sup>st</sup> Street.** Commissioner Sagers seconded the motion. All members present voted "Aye".

3. **PUBLIC HEARING and MOTION on final plat approval for Utah Industrial Depot Minor Subdivision No.14 a one lot 9.926 acre subdivision located at 595 N Industrial Loop Road by Utah Industrial Depot.**

Presented by Rachelle Custer

Ms. Custer reported that this minor subdivision consists of one 9.926 acre lot at 595 N Industrial Loop Road. This is a vacant piece of land that is being purchased by the Mountain States Line Constructors Apprenticeship School. In order for the property to be sold a subdivision must be done. This is a minor subdivision because there is not any road dedication and the subdivision consists of less than ten lots. The staff recommends approval of this subdivision for the sale of the property.

Chairman Milne mentioned that this has been before the commission before.

Councilman Wardle wanted to reiterate that the Council and the City are glad to see this company come to Tooele and welcomes them, but they feel that the placement of this Apprenticeship School is not in the best interest of the City because it is located in the Gateway.

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

Commissioner Dale asked what the 50 ft strip north of the property represents. Mr. Baker stated that it is a sewer easement.

**Commissioner Sagers moved to close the public hearing.** Commissioner Gowans seconded the motion. All members present voted “Aye”. The public hearing closed at 7:08 p.m.

**Commissioner Spence moved to make a favorable recommendation to the City Council on final plat approval for Utah Industrial Depot Minor Subdivision No. 14 a one lot 9.926 acre subdivision located at 595 N Industrial Loop Road by Utah Industrial Depot.** Commissioner Sagers seconded the motion. All members present voted “Aye”.

**4. Review and Approval of Planning Commission minutes for meeting held September 26, 2007.**

**Commissioner Gowans moved to approve the minutes of the Planning Commission meeting held September 26, 2007 as presented.** Commissioner Sagers seconded the motion. All members present voted “Aye”.

**Commissioner Curwen moved to adjourn the meeting.** Commissioner Sagers seconded the motion. All members present voted “Aye”. The meeting adjourned at 7:10 p.m.

Approved this 24<sup>th</sup> day of October 2007

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Chairman Milne