

TOOELE CITY PLANNING COMMISSION
September 26, 2007
Minutes

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

Commission Members Present:

Shawn Milne, Chair
Fran Garcia
Ken Spence
John Curwen
Gary Searle
Bob Gowans
Jerald Sagers
Steve Dale (non-voting)

Commission Members Excused:

Phil Montano

City Employees Present:

Richard Jorgensen, Land Use Technician
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 Commissioner Montano from the meeting. He also stated that there in an amended agenda, item #5 was removed from the original agenda.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Milne.

2. PUBLIC HEARING and MOTION on Conditional Use Permit for Tooele City Animal Control to install two 10x20 storage sheds at 3312 N 1200 W.

Presented by Rachelle Custer

Ms. Custer reported that Tooele City Animal Control has been given two nice pre-constructed sheds that they would like to put on their property to store kennels, dog sheds food and other items. No animals will be housed in the sheds. Staff recommends approval of the conditional use permit with the condition that the sheds are placed a

minimum of 6 ft from other structures unless otherwise specified by building code. This will help with much needed space.

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

Commissioner Gowans moved to close the public hearing. Commissioner Searle seconded the motion. All members voted “Aye”. The public hearing closed at 7:04 p.m.

Chairman Milne called for any questions or comments from the commission. There were no questions or comments.

Commissioner Searle moved to approve the conditional use permit for Tooele City Animal Control to install two 10x20 storage sheds at 3312 N 1200 W, with the condition that the sheds are placed a minimum of 6 ft from other structures unless otherwise specified by building code. Commissioner Gowans seconded the motion. All members present voted “Aye”.

3. **PUBLIC HEARING and MOTION on Conditional Use Permit for the construction of a 60 x 30 building to be located at 817 N Broadway by Richard Speaker.**

Presented by Rachelle Custer

Ms. Custer stated that Mr. Speaker would like to construct a 60 x 30 building on his lot. The building will cover 9.4% of his lot. A conditional use permit is required for any structure covering more than 8% of the lot. Staff recommends approval of this conditional use permit.

Mr. Jorgensen showed the commission a slide of what the building would look like.

Commissioner Spence asked Ms. Custer if there were any height concerns for the building. Ms. Custer explained that height was not an issue because it will only be 15’ high. He is meeting the requirements for a building permit.

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

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

Commissioner Searle asked Ms. Custer about lighting on the building. The applicant, Mr. Speaker, stated that he is not running electricity to the building at this time. He only intends on lighting the inside the building. Mr. Speaker has no intent of putting exterior lights on the building because there is a light pole located near the structure.

Chairman Milne explained to Mr. Speaker that the Commission requires that any lights on the exterior buildings should face downward away from neighbors.

Chairman Milne moved to approve a conditional use permit for the construction of a 60 x 30 building to be located at 817 Broadway by Richard Speaker, with the condition that if any exterior lighting is installed in the futures it will be directed down onto the owners' lot and will not be directed at any neighboring resident. Commissioner Searle seconded the motion. All members present voted "Aye".

4. **PUBLIC HEARING and MOTION on Conditional Use Permit for outside tire storage at 440 Jade Street by BAILAC.**

Presented by Rachelle Custer

Ms. Custer explained that BAILAC Tires is developing a site at the UID. They are a tire retreading facility. Part of their process involves outside storage. They will put up a chain link fence with slats. Any accessory outside storage requires a conditional use permit by City Ordinance. Staff recommends approval of this conditional use permit. Staff also requires that "C Avenue" remain open for access to the property.

Mr. Baker stated that C Avenue is a private road not a public street.

Chairman Milne commented that the UID is an appropriate place for this type of business to be located.

Mr. Baker stated that before this portion of the Tooele Army Depot was closed, there was a tire retreading facility at this location.

Chairman Milne asked if there is any landscaping requirement. Mr. Baker stated he didn't think so for an existing building.

Councilman Wardle asked how many employees will be employed by BAILAC Tires. A representative from BAILAC Tires stated they will employ six people.

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 Garcia moved to close the public hearing. Commissioner Searle seconded the motion. All members present voted "Aye". The public hearing closed at 7:13 p.m.

Commissioner Spence moved to approve the conditional use permit for outside tire storage at 440 Jade Street by BAILAC with the condition the C Avenue must remain open. Commissioner Sagers seconded the motion. All members present voted "Aye".

5. **PUBLIC HEARING and MOTION on Conditional Use Permit for a temporary fire training structure to be located at Fire Station #2, 82 N 7th St by Tooele City Fire Department.**

Presented by Rachelle Custer

Ms. Custer stated that Tooele City Fire Department is requesting a conditional use permit to construct a temporary structure. The structure will be set up for training purposes and taken down and stored after each use. This is a conditional use because it is a government entity. Staff recommends approval of this conditional use permit. The site plan describing the setbacks of the building has now been submitted.

Chairman Milne asked how long the structure will be in use when it is set up. Mr. David Gillette told the commission that when the structure will probably be used for 2-3 weeks at a time. It will be used for training and then taken down.

Chairman Milne asked how far the setback was from the road. Mr. Gillette said it is approximately 200 ft.

Mr. Baker asked Mr. Gillette how often they anticipate the training facility to be used. Mr. Gillette stated that probably 3-4 times this year. This is a new training means for the Fire Department and they are not sure how often it will be used. He also stated that one of the big box companies in Tooele is donating the materials that will be used to construct the structure.

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 Gowans moved to close the public hearing. Commissioner Sagers seconded the motion. All members present voted "Aye". The public hearing closed at 7:16 p.m.

Commissioner Gowans moved to approve the conditional use permit for a temporary fire training structure to be located at Fire Station #2, at 82 N 7th Street. Commissioner Sagers seconded the motion. All members present voted "Aye".

6. **Review and Approval of Planning Commission minutes for meeting held September 12, 2007.**

Chairman Milne and Mr. Baker gave Ms. Jenkins some corrections before the meeting.

Commissioner Garcia moved to approve the minutes of the meeting held September 12, 2007 with the noted changes. Commissioner Spence seconded the motion. All members present voted "Aye".

Commissioner Gowans and Commissioner Searle abstained because they were not at the meeting.

Chairman Milne then turned some time over to Commissioner Sagers.

Commissioner Sagers explained that he was contacted by the Buzianis family regarding the change in ROW on Droubay Road. He was given a letter with some notes and a survey. He will get a copy to all of the commission members. The Buzianis family wanted the Planning Commission to be aware of some things that they were told regarding Droubay Road. Chairman Milne thanked Commissioner Sagers for bringing this to the attention of the Commission. The Commission will review the letter.

Ms. Custer stated that the ordinance will go before City Council next week.

Commissioner Garcia stated that she feels that it is a good idea to narrow Droubay Road because it is in a residential neighborhood.

Mr. Baker stated that he has responded to Tom Buzianis regarding Droubay Road. He believes that Mr. Buzianis had received some inaccurate information. Mr. Buzianis did not think that the developers were going to build Droubay Road when the subdivision was developed. Mr. Baker stated that the developers will be building Droubay Rd as part of the requirement for public improvements when the subdivisions are developed.

Councilman Wardle commented that the Buzianis family also asked about annexation. He stated that the City needs to get control on the water and sewer issues before that can happen. The City needs those resources first.

Chairman Milne thanked Mr. Sagers for bringing this to the commission's attention.

Commissioner Gowans asked why agenda item #5 was removed from the original agenda. Ms. Custer stated that the applicant called and asked to be removed. She also stated that there were some engineering issues with the building. Fencing would have to be constructed around the perimeter and landscaping would have to be put in. She believes that the applicant did not want to complete all of these items.

Commissioner Gowans moved to adjourn the meeting. Commissioner Sagers seconded the motion. All members present voted "Aye". The meeting adjourned at 7:30 p.m.

Approved this 10th day of October 2007

Chairman Shawn Milne