

**TOOELE CITY PLANNING COMMISSION MINUTES**  
**August 12, 2009**

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

**Commission Members Present:**

Ken Spence  
Shawn Milne  
Fran Garcia  
Phil Montano  
Bob Gowans  
Gary Searle  
John Curwen  
Jerald Sagers  
Steve Dale

**City Employees Present:**

Rachelle Custer, City Planner  
Cary Campbell, Public Works Director  
Dave McCall, City Council Representative

Minutes prepared by Elisa Jenkins

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

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Gowans.

2. **Public Hearing and Motion on conditional use permit for a drive thru facility at 493 N Main Street for Birch Family Pharmacy.**

Presented by Rachelle Custer

Ms. Custer explained that Mr. Birch is proposing to construct a new pharmacy with retail space at 493 N Main Street. He is requesting to have a drive thru facility at this location for his pharmacy. Drive thru facilities are allowed with a conditional use permit. Staff recommends approval of the conditional use permit with the following conditions

1. UDOT approval is received for the access onto Main Street.
2. A screened fence is installed along the south and west property lines.

Commissioner Searle asked if this conditional use permit is for the drive thru only, not for the site plan.

Ms. Custer stated that this conditional use permit is only for the drive thru. The size of the building and parking will be addressed in the site plan meeting.

Councilman McCall asked what kind of fence is required to be installed?

Ms. Custer stated that staff is asking for a solid screened fence. It is to the discretion of the Commission if they want to stipulate what kind of fence. In the past they have not allowed vinyl slotted chain link in a commercial area.

Commissioner Milne noted that when Mario's Tires came before the Commission for a conditional use permit, the Commission requested a masonry fence because it was in a residential area.

Ms. Custer showed the Commission a color board provided by the applicant.

Commissioner Montano asked where the drive thru will be located?

Ms. Custer indicated that it will just off of 500 North. She asked the applicant if the drive thru will have a vacuum system. It will not, it will have a by-pass lane. There will only be one lane.

Commissioner Montano asked if staff was requiring certain materials for the fence.

Ms. Custer stated that staff is asking the Commission to place a condition on the conditional use permit that there be a screened fence to separate the hotel and the apartments from the commercial business. It is the Commission's discretion if they want to require certain materials.

Commissioner Montano remembered that the reason they placed a masonry fence at Mario's is to help with a sound buffer.

Chairman Spence asked if Mario's had a 6' fence.

Commissioner Montano said Mario's put up about an 8' fence up to help with a sound barrier.

Commissioner Milne said he is not concerned about a sound barrier type fence in this location, but asked if they need to be consistent and require a masonry fence?

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

**Commissioner Milne 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 Searle moved to approve a conditional use permit for a drive thru facility at 493 N Main Street with the following conditions:**

- 1. UDOT approval is received for the access on to Main Street.**
- 2. A screened vinyl fence is installed along the south and west property lines.**

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

Commissioner Milne thanked the applicant for the color board and proposing a nice architectural building.

- 3. Review and Approval of Planning Commission minutes for meeting held July 22, 2009.**

Commissioner Searle had a few corrections he gave to Ms. Jenkins.

**Commissioner Milne moved to approve the minutes with the corrections by Commissioner Searle.** Commissioner Garcia seconded the motion. All members present voted “Aye” except for Chairman Spence, Commissioners Curwen, Searle, Dale and Gowans because they were not present at the meeting.

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

Approved this 26<sup>th</sup> day of August

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Chairman Spence