

TOOELE CITY PLANNING COMMISSION MINUTES

January 23, 2019

Date: Wednesday, January 23, 2019

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

Commission Members Present:

Tony Graf
Tyson Hamilton
Melanie Hammer
Chris Sloan
Shaunna Bevan
Matt Robinson

Commission Members Absent:

Phil Montano
Bucky Whitehouse
Ray Smart

City Employees Present

Jim Bolser, Community Development Director
Andrew Aagard, City Planner
Paul Hansen, City Engineer

City Employees Excused :

Roger Baker, City Attorney

Council Member Present:

Council Member McCall

Council Members Excused:

Council Member Gochis

Minutes prepared by Kelly Odermott

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Bevan.

2. Roll Call

building is about 2800 square feet and the retail standard is one stall per 300 square feet. That's about ten stalls. He doesn't know the number of employees but believes this will be adequate.

Chairman Graf opened the public hearing.

Mr. Jerry Caldwell addressed the Commission. He lives directly behind the property to the east. He wanted to know if there were any barriers to be put up between the car lot and the neighbors.

Chairman Graf closed the public hearing.

Mr. Aagard addressed the question from Mr. Caldwell. He stated that he is not aware of any plans to install one. The Planning Commission may make that a condition of the Conditional Use Permit.

Commissioner Bevan asked Mr. Aagard of the hours of operation. Mr. Aagard was unaware of the hours of operation.

The applicant, Mr. Fiore Belmonte stepped forward to address the questions asked. Mr. Belmonte stated the hours of operation will be from about 9:00am to 6:00pm. There are no plans for a barrier behind the property. It is an open field. The business will not be using the field for inventory.

Commissioner Hamilton asked about the fence that is on the property line. He wanted to know how far back it goes. Mr. Belmonte stated that the fence is about 30 feet to the east. It has just been redone with a dumpster enclosure.

Chairman Graf asked if the Commission had any other questions or comments, there were none.

Chairman Graf stated the Commission needed to review the findings of fact.

Mr. Bolser addressed the Commission and stated that the changes to the Staff Report are set up as such that the Commission should not need to specifically do that for each proposed condition individually. The model motions in the Staff Report as for or against make specific references to the findings of fact outlined in the Report. That exercise will only be needed if there was an addition or disagreement to the findings of fact in the Staff Report to add or remove conditions, or propose a decision contrary to the staff recommendation.

Commissioner Robinson moved to approve the Conditional Use Permit by Fiore Belmonte, representing Trucks, Cars, and Credits to permit "Automobile Sales and Rental" on the property at 115 South Main Street, application number P18-896, subject to the findings and subject to the conditions listed in the Staff Report dated January 16, 2019. Commissioner Sloan seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Graf, "Aye." The motion passes.

Chairman Graf asked in regard to the dumpsters, are they on the corners? Mr. Aagard stated that they are on the southeast and southwest corners and one off to the south of the proposed clubhouse.

Mr. Paul Hansen addressed the Commission about the dumpsters. He stated that dumpsters were discussed extensively during the planning. The only area that raises issues is the one near the north end of the driveway. The reason a dumpster was not placed there was because a garbage truck would have to back out. The Staff was more concerned with backing than an individual walking a little further to throw out trash.

Commissioner Hammer asked about the fence and that the whole site will be fenced. Mr. Aagard stated that the whole site will be fenced.

Commissioner Bevan moved to approve the Site Plan Design Review by Ann Gubler, representing Moutnai8n Valley Meadows Apartments proposed at 640 South 1050 Wet, application number P18-430, based on the findings and subject to the conditions listed in the Staff Report dated January 17, 2019. Chairman Hamilton seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Graf, "Aye." The motion passed.

5. Discussion on Planning Commissions' goals and objectives for 2019.

Chairman Graf addressed the Commission and asked them to discuss goals and objectives for 2019. He wanted the Commissions input. He stated that he would like more training specifically land use training.

Commission Sloan stated he has been through the training Chairman Graf referenced. The Commissioners are seen by the public and should be better trained to the better help the public and the City. He appreciates the staff and changes on the motions with the new format. The Commissioners need to take affirmative action to be the best that they can be.

Mr. Bolser stated in regard to the topic of training. The land use training is held a couple times a year and the City is happy to facilitate the Commissioners attending training. Two years ago, the staff did go through a list of training topics and there was a standing item after adjournment and staff provided training to the Commissioners. He asked for the Commissioners to let staff know if they have topics they would like to discuss.

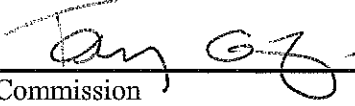
Chairman Graf stated he would appreciate more training. He also stated that staff brought to his attention that there is a predevelopment meeting on Wednesday afternoons. The Commission has been invited to attend.

Commissioner Hamilton stated he could attend meetings. Commissioner Bevan could rotate attending. Commissioner Sloan would love a rotating basis Mr. Bolser stated that City staff will need to be informed of who will be attending. The meetings are set for a block time, but only held when there are plans to review. Predevelopment meetings are for anyone who has an idea

Commissioner Bevan move to adjourn the meeting. The meeting adjourned at 8:05 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 13th day of February, 2019



Tony Graf, Chairman, Tooele City Planning Commission