

**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**

Tyson Hamilton, Present  
Tony Graf, Present

Matt Robinson, Present  
Melanie Hammer, Present  
Chris Sloan, Present  
Shaunna Bevan, Present

Mr. Bolser stood and reminded that the Commission that without a full Commission present, according to the Commissions bylaws any motion will still need to be sustained by four votes regardless of the number of Commissioners present.

3. **Public Hearing and Decision on a Conditional Use Permit by Fiore Belmonte of Trucks, Cars, and Credit to allow “Automobile Sales and Rental” use on property located at 115 South Main Street in the MU-G Mixed Use General zoning district on approximately .77 acres.**

Presented by Andrew Aagard

Mr. Aagard stated an automobile and rental business is proposed for the existing building and site at 100 South and Main Street. A map of the property was shown on screen. The site is .77 acres and is surrounded by predominately residential uses. There are existing parking lots to the north and south of the existing building and there is a 60-foot by 100-foot undeveloped area along the eastern boundary that is part of the project area. The parcel is zoned, MU-G Mixed Use General. Automobile sales and rentals are conditional within that zone. Property to the east, south and west are all zoned MU-G, Mixed Use General and properties to the north are zoned commercial with commercial and governmental uses. The site has two accesses, one to the north on 100 South which accesses a six-stall parking lot and an access onto Main Street that provides access to 29 parking stalls. The applicant wishes to sell cars and trucks on the site. The parking area will be used for vehicle display and storage. Staff is recommending approval of the Conditional Use Permit with the seven conditions. Condition one through three deal with parking lot lighting, perseveration of parking stalls for customers and employees, and prohibiting parking on the parking strip next to Main street. Condition four through seven are the general housekeeping conditions.

Mr. Aagard stated for the Commission that the Staff Report has been reformatted to address the findings of fact. The way the report is structured the Commission needs to make sure the motion includes the findings of fact as written in the Staff Report. The Commission can address any other conditions they develop during the review of projects, but the staff report does include language to make the findings of fact easier.

Chairman Graf asked the Commission if they have any comments or questions.

Commissioner Bevan disclosed that she owns the property directly to the south of the site.

Commissioner Hammer stated there are ten designated spots for employee parking, how many employees will be there and is that adequate or will they be parking on the street? Mr. Aagard stated that when he wrote the report, he used the retail parking standard for the building. The 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.

4. **Decision on a Site Plan Design Review for the Mountain Valley Meadows Apartments proposed by Wick Gubler, located at approximately 640 South 1050 West, on approximately 5.5 acres.**

Presented by Andrew Aagard

Mr. Aagard stated on November 14, 2018 the Planning Commission approved a Conditional Use Permit authorizing multi-unit structures on the property. The property is largely surrounded by single family uses to the north, south, and east. Undeveloped land is to the west. The property is zoned HDR, High Density Residential with R1-8 to the north, south, and east and Research and Development zoning to the west. Tooele City Code Section 7-11-6 requires the Planning Commission shall determine if the proposed architecture and site plans are consistent with the general policies and direction of Section 7-11 Design Review. This application is before the Commission tonight to satisfy the requirement and obtain the Planning Commission's approval. Included in the packet were the proposed site plan, landscape plan, and building elevations for all of the structures. Staff included details on how all the proposed buildings and plans meet the criteria in Section 7-11a, Multifamily Design Standards and Title 7-11 Design Review.

Mr. Aagard briefly reviewed the plans for the Commission. The site plan includes residential buildings at the center of the site, excluding the north building which is a little closer to the site border but still meets the 25-foot set back. Parking areas are adjacent to the buildings and around the perimeter of the site adjacent to the perimeter lines. The majority of the parking stalls are canopy covered or garage storage parking. The site will include amenities such as playground equipment, sports park and clubhouse. Access to the site is where the public streets terminate at 540 South and 1050 West. Dumpsters are located on the south end of the property and near the clubhouse. The entire site will be fenced with a six-foot vinyl fence with seven-foot stone piers every 20 feet as required by City Code. Thirty percent of the site will be landscaped common area and the site includes 280 trees. Predominate ground cover will be irrigated sod with garden beds next to the buildings. The architecture meets all criteria and meets all standards for vertical and horizontal articulation and building lighting. All building composition are stone veneer, hardy board and stucco. This meets staff requirements. Staff did request a color scheme and did not receive it. The code is written that the building must be in earth tones. Elevations of the facades were shown on the screen. The garages are using the same materials as the main buildings. Staff is recommending approval with conditions. There will be the basic housekeeping conditions and one additional condition for the provide detail entry monument sign plans.

Chairman Graf asked the Commission if there were comments or questions.

Commissioner Bevan asked if the number of dumpsters was provided by the City code? Mr. Aagard stated the code regulates the placement but not the number. Commissioner Bevan stated that she is concerned that there are enough dumpsters. Mr. Aagard stated that the code only addresses the placement and design around the dumpsters.

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

that can turn into a land use application. This is a concept plan and staff review the idea together. The purpose is to look at roadblocks that will come with the plan during the process of developing the application. Staff provides copies of City Code and provides applications. There is no obligation for the Commissioner's to attend. It is an optional meeting for the applicants.

Commissioner Sloan asked if a quarterly assignment would be possible. Mr. Bolser stated staff really needs to just know who is attending. Some quarters are very busy, and some are very limited.

Council Member McCall stated that the Library Board sends someone to each Council meeting. They are assigned monthly.

Mr. Bolser stated more than one Commissioner could attend the meetings. If there are more than two members there could be quorum issues, but there could be more than one member identified if one cannot attend.

Chairman Graf asked the Commissioners how they could best implement. Commissioner Hamilton stated he liked a monthly representation but having two Commissioners identified as attending. Chairman Graf asked to assign it three months in advance. Commissioner Hammer asked if they should assign the whole year. Chairman Graf stated with several Commissioner missing he would be more comfortable with doing three months. Assignments were as follows; February Commissioner Hamilton, March Commissioner Robinson and Commissioner Bevan, April Chairman Graf and Commissioner Sloan.

Chairman Graf stated that he was asked by City staff to have a Commissioner to help review City Code. Commissioner Sloan volunteered to assist with that.

Chairman Graf asked the Commission if they would like to get together for a social. Mr. Bolser stated that the Commission can hold a retreat with no business. Chairman Graf stated they could plan one closer to summer.

Commissioner Hammer asked if they were making a list for training. Mr. Bolser stated that they will look into the land use training and provide a list of topics at the next meeting to discuss training.

**6. Review and Approval of Planning Commission minutes for meeting held January 9, 2019.**

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

**Commissioner Hammer moved to approve minutes from the meeting held on January 9, 2019.**

Chairman 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 passed.

**7. Adjourn**

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