

TOOELE CITY PLANNING COMMISSION MINUTES
January 10, 2018

Date: Wednesday, January 10, 2018
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

Brad Clark
Shauna Bevan
Melanie Hammer
Chris Sloan
Tony Graf

Commission Members Excused:

Matt Robinson

Commission Members Unexcused:

Phil Montano

City Employees Present:

Paul Hansen, City Engineer
Rachelle Custer, City Planning & Zoning Administrator
Jim Bolser, Public Works
Roger Baker, City Attorney

Council Members Present:

Councilman McCall
Councilwoman Gochis

Minutes prepared by Amanda Graf

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Clark

Since Chairman Robinson was absent, the Vice Chair, Commissioner Sloan, was the acting Chair for the meeting.

2. Roll Call

Melanie Hammer, Present

Tony Graf, Present
Chris Sloan, Present
Shauna Bevan, Present
Brad Clark, Present

Mr. Bolser explained that anytime the Commission is short of the full seven members on the panel that it takes a full four votes in favor for any motion to pass; if they fall short of those votes the motion dies and a new motion must be offered and passed.

3. **Public Hearing and Motion on Conditional Use Permit for the conversion of a single-circuit distribution line to a double-circuit distribution line from the Tooele Depot substation located at Industrial Loop Road and continues North, turning on Highway 112 Westbound to Sheep Lane by Rocky Mountain Power**

Presented by Rachelle Custer

This application is a request for approval of a Conditional Use Permit to convert an existing single-circuit line to a double-circuit line to meet increased power demands. The Utility Service Facility is a conditional use in the Industrial zoning district. The new double-circuit line will provide additional electrical capacity to a customer by converting a single-circuit distribution line to double-circuit. Rocky Mountain Power will replace the first eleven 50 foot high steel poles with eleven 55 foot high steel poles to accommodate the double-circuit. The remaining twenty-eight 50 foot high poles continuing down Industrial Loop Road will be replaced with 50 foot high wood poles with a slightly larger diameter at the top. An extra wood pole will be added at the beginning and end of the line along with a new voltage regulator rack.

A slide was shown at the meeting that displayed the existing steel poles with what the new poles would look like, along with the voltage regulator pack. This line will stay in an existing easement. It will go underground once it gets to Highway 112 until it gets to Sheep Lane.

Chairman Sloan asked the Commission if they had any questions or concerns; there weren't any.

Travis Tanner with Rocky Mountain Power came forward to address the Commission. He thanked the staff at Tooele for their work. He introduced Dexter Hoopes, the program manager, Heidi Gordon, their legal counsel, Carlos Rugamas, the operations manager, and Craig Klienman, with the company Purple who were in attendance. The customer that these improvements are being made for is the company Purple. This electrical capacity is needed to help them grow their facility and keep up with the customer demand. This line will be an economic growth machine and will bring jobs to the area. The line they are building is a two million dollar line and will generate more property tax. He expressed his appreciation to the Commission for their time.

Chairman Sloan asked the Commission if they had any questions for Mr. Tanner; there weren't any. Chairman Sloan invited anyone else from the public to come forward; there weren't any more comments. Chairman Sloan closed the public hearing.

Mr. Baker reminded the Commission about their role as a Commission when considering conditional use permit applications. Their role is to examine the use in its context to see if it would have any adverse impacts on the surrounding properties. If the project would have adverse impacts their role is to come up with any conditions that would serve to mitigate those adverse impacts. Any conditions imposed must be in alignment to standards contained within City Code. Any conditions imposed must be stated on the record.

Chairman asked the Commission if they had any other questions; there weren't any.

Commissioner Clark moved to approve the Conditional Use Permit request by Rocky Mountain Power, application number P17-759, based on the findings and subject to the conditions listed in the Staff Report dated January 10, 2018. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Bevan, "Aye," Commissioner Clark, "Aye," Chairman Sloan, "Aye." The motion passed.

4. **Review and Approval of Planning Commission Meeting minutes for meeting held December 13, 2017**

Commissioner Hammer moved to approve the minutes from the meeting held December 13, 2017. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Bevan, "Aye," Commissioner Clark, "Aye," Chairman Sloan, "Aye." The motion passed.

5. **Adjourn**

Commissioner Hammer moved to adjourn the meeting. The meeting adjourned at 7:10 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 24th day of January, 2018

Chris Sloan, Vice Chairman, Tooele City Planning Commission