

TOOELE CITY PLANNING COMMISSION MINUTES
February 22, 2017

Date: Wednesday, February 22, 2017
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

Matt Robinson, Chairman
Shauna Bevan, Vice-Chairwoman
Ray Smart
Melanie Hammer
Russell Spendlove
Phil Montano
Brad Clark

Commission Members Excused:

Chris Sloan

City Employees Present:

Jim Bolser, Public Works and Community Development Director
Derrick Larson, Attorney
Rachelle Custer, City Planner
Paul Hansen, City Engineer

Council Members Present:

Chairwoman Winn
Councilman McCall

Minutes prepared by Cami Cazier.

Chairman Robinson welcomed Boy Scout Troop #1645 and called the meeting to order at 7:00 p.m.

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Jacob of Boy Scout Troop #1645.

2. **Roll Call**

Matt Robinson, Present
Shauna Bevan, Present
Chris Sloan, Excused
Ray Smart, Present
Melanie Hammer, Present

Russell Spendlove, Present
Phil Montano, Present
Brad Clark, Present

3. **Public Hearing and Motion on Conditional Use Permit for a 21 foot tall accessory structure to be located at 222 East 500 North by Neal and Toni Speakman.**

Presented by Rachelle Custer

Mr. and Mrs. Speakman have requested a Conditional Use Permit to construct a 21 foot tall accessory structure. Because it is over 15 feet in height, it requires a Conditional Use Permit which means that neighbors within a 200 foot radius are notified. They have the opportunity to come in and express concerns of any adverse impacts they feel that this building will have on their property. Ms. Custer heard from one neighbor via voice mail. Ms. Custer returned the call, left a message, and has not heard back from them.

Ms. Custer showed a Google Earth image of the property overhead to the audience. The building is proposed to be in the southeast corner of the property. This property is large (over an acre), therefore lot coverage is not a concern. The site plan shows a 5 foot setback, however, the applicant is aware that a 10 foot setback is required for the public utility easement. The permit drawings reflect the 10 foot setback. Staff recommends approval with the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions are satisfied.
2. That all requirements of the Tooele City Building Division are satisfied.
3. That all requirements of the Tooele City Fire Department are satisfied.
4. Building to be used for personal uses, not for a commercial business.
5. Any lighting on building be directed down onto site.
6. Building shall be located at least 10 feet from the east side property line due to a public utility easement

Chairman Robinson opened the public hearing. There were no comments.

Chairman Robinson closed the public hearing at 7:04 p.m.

Commissioner Hammer moved to approve the Conditional Use Permit Request by Neal Speakman for a 21 foot tall, 1800 square foot accessory structure to be located at 222 East 500 North, application number 2170088, based on the findings and subject to the conditions listed in the Staff Report dated February 22, 2017. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Bevan, “Aye,” Commissioner Clark, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Montano, “Aye,” and Chairman Robinson, “Aye.”

4. **Recommendation on final plat approval for Copper Canyon PUD Phase 5, a 38 lot single family dwelling subdivision to be located at approximately 300 West 850 North by Bach Homes.**

Presented by Rachelle Custer

This is an extension of the Cooper Canyon PUD, which is an R1-7 Zoning District. However, in the PUD, they have given open space for trails and amenities in exchange for smaller lots. Of the 38 lots, the majority of them are under 7000 sq feet, but that is allowed by the development agreement for the Copper Canyon PUD. This recommendation is for the final plat for Phase 5; Phase 3 was just completed and Phase 4 will come after Phase 5. There are 38 single family lots, all within compliance of the development agreement and the Zoning District.

Staff recommends approval of the request for a Final Plat approval of Copper Canyon Phase 5 by Phoenix of Copper Canyon, application number 2160196, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele Volunteer Fire Department are satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
5. Shall comply with all aspects of the Copper Canyon PUD development agreement throughout development of the project.

Commissioner Bevan moved to forward a positive recommendation to the City Council for the Copper Canyon Phase 5 Final Plat Request by Phoenix of Copper Canyon for the final plat request, application number 2160196, based on the findings and subject to the conditions listed in the Staff Report dated February 22, 2017. Commissioner Smart seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Bevan, “Aye,” Commissioner Clark, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Montano, “Aye,” and Chairman Robinson, “Aye.”

5. **Review and Approval of Planning Commission Meeting minutes for meeting held December 14th, 2016.**

Commissioner Hammer moved to approve the minutes for the meeting held December 14th, 2016. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Bevan, “Aye,” Commissioner Clark, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Montano, “Aye,” and Chairman Robinson, “Aye.”

10. Adjourn

Commissioner Hammer moved to adjourn the meeting. Chairman Robinson adjourned the meeting at 7:08 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 8th day of March, 2017

Matt Robinson, Chairman Tooele City Planning Commission