

TOOELE CITY PLANNING COMMISSION MINUTES
March 22, 2017

Date: Wednesday, March 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
Chris Sloan
Ray Smart
Melanie Hammer
Russell Spendlove
Phil Montano
Brad Clark

City Employees Present:

Roger Baker, City Attorney
Rachelle Custer, City Planner

City Employees Excused:

Jim Bolser, Public Works and Community Development Director
Paul Hansen, City Engineer

Council Members Present:

Chairwoman Winn
Councilman McCall

Minutes prepared by Cami Cazier.

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

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Hammer.

2. **Roll Call**

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

Phil Montano, Present
Brad Clark, Present

3. **Recommendation on preliminary plan approval for Sunset Estates Phase 7 a 10.54 acre 27 lot residential development to be located at approximately 244 West 2200 North.**

Presented by Rachelle Custer

This item is a continuation of the Sunset Estates Development by Hallmark Homes. This will add an additional 27 ten thousand square foot single family lots. This request is for approval of a preliminary plan to establish the layouts, roads, etc. More detail will come with the request for final approval.

Staff recommends approval of the request for a Preliminary Plan by Russ Tolbert, representing Hallmark Homes, application number 2140621, 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 Fire Department are satisfied throughout the development of the site and the construction of all buildings on the site.
4. Plans are to be stamped and signed by a professional engineer, registered in the State of Utah.
5. Double Frontage lot requirements along all double frontage streets, to include establishing an HOA per Tooele City Code 7-19-17.1 shall apply or shall join the North Tooele Special Service District.

Commissioner Smart asked for clarification that this request was for preliminary approval only, and that final approval will come later. Ms. Custer responded that a preliminary approval establishes the number of lots and the public right of way. It also gives the utilities an opportunity to approve their serviceability of the project. The final approval will come before the Commission and at that point final details are provided.

Commissioner Sloan moved to forward a positive recommendation to the City Council for the Sunset Estates Phase 7 Preliminary Plan, for the purpose of creating 27 residential lots at approximately 244 West 2200 North, application number 2140621, based on the findings and subject to the conditions listed in the Staff Report dated March 22, 2017.

Commissioner Smart seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Sloan, "Aye," Commissioner Spendlove, "Aye," Commissioner Montano, "Aye," and Chairman Robinson, "Aye."

4. **Review and Approval of Planning Commission Meeting minutes for meeting held March 8th, 2017.**

Commissioner Bevan moved to approve the minutes for the meeting held March 8th, 2017.

Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Montano, “Aye,” and Chairman Robinson, “Aye.”

5. **Adjourn**

Commissioner Hammer moved to adjourn the meeting. Chairman Robinson adjourned the meeting at 7:05 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 10th day of May, 2017

Matt Robinson, Chairman Tooele City Planning Commission