

**TOOELE CITY PLANNING COMMISSION MINUTES**  
**May 9, 2018**

Date: Wednesday, May 9, 2018

Time: 7:00 p.m.

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

**Commission Members Present:**

Melanie Hammer  
Tony Graf  
Tyson Hamilton  
Brad Clark  
Chris Sloan  
Shauna Bevan  
Phil Montano  
Bucky Whitehouse

**Commission Members Excused:**

Matt Robinson

**City Employees Present:**

Rachelle Custer, City Planning & Zoning Administrator  
Paul Hansen, City Engineer  
Jim Bolser, Community Development and Public Works Director  
Derrick Larson, Assistant City Attorney

**Council Member Present:**

Council Member McCall

**Council Member Excused:**

Council Member Gochis

Minutes prepared by Amanda Graf

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Clark

**2. Roll Call**

Melanie Hammer, Present  
Tony Graf, Present  
Tyson Hamilton, Present  
Brad Clark, Present

Chris Sloan, Present  
Shauna Bevan, Present  
Phil Montano, Present  
Bucky Whitehouse, Present

Since Chairman Robinson was absent Vice Chairman Sloan was the acting Chair of the Commission for the meeting.

**3. Recommendation on Providence of Overlake Phase 1, a 0.66 acre four-lot subdivision to be located at approximately 1400 North Clemente Way.**

Presented by Rachele Custer

This application is request of approval for a final plat for approximately 0.66 acres located at approximately 400 West Clemente Way. This is a minor subdivision because it is less than 10 lots and does not require any public dedication. The property is currently zoned R 1-7 Residential. The application is for four single-family residential lots ranging in size from 7,000 square feet to 7,478 square feet. Preliminary plans for phases one and two were approved by the City Council April 18, 2018.

Chairman Sloan asked the Commission if they had any questions or concerns.

Commissioner Hammer asked if the four lots were the entirety of phase one; Ms. Custer responded in the affirmative. Ms. Custer explained the preliminary plat the Commission already approved contained phases one and two. The final recommendations for phase two will be before the Commission shortly; the developer wants to get started on phase one as it does not require any public dedication or improvements. The developer wants to get the phase one homes platted and built while they get phase two platted. Commissioner Hammer clarified that the combined phase one and two will have a total of 26 lots; Ms. Custer responded in the affirmative.

Commissioner Hammer asked about the size of the development. In the description in the Commission packet it states that it's 0.85 acres, but in the recommendation it states that it is 0.66 acres. Ms. Custer clarified that the plat is for 0.66 acres.

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

**Commissioner Hammer moved to forward a positive recommendation to the City Council for the final plat request for Providence at Overlake Phase One, for the purpose of creating four residential lots at approximately 400 W Clemente, application number P18-235, based on the findings and subject to the conditions listed in the Staff Report dated May 9, 2018.** Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Hamilton, "Aye," Commissioner Clark, "Aye," Commissioner Bevan, "Aye," Commissioner Montano, "Aye," Chairman Sloan, "Aye." The motion passed.

**4. Recommendation on Copper Canyon PUD Phase 5 amended. Vacating and re-subdividing parcel A, lots 511 and 512 at approximately 270 W Quartz Road**

Presented by Rachelle Custer

Phase five was previously approved by the City Council. It has come to the developer's attention that there are some open space improvements that are currently constructed that encroach upon lots 511 and 512. Phase five amended is amending the two lots and dedicating that property to parcel A, which is open space. It is taking a very small sliver of property from lots 511 and 512 and dedicating them to parcel A so that lots 511 and 512 and parcel A are reflective of what's actually built on the property.

Chairman Sloan asked Ms. Custer if this amendment changes any of the open space requirements as dictated by City code; Ms. Custer explained that this amendment adds additional open space. The PUD requires open trails and parks and this amendment is part of that requirement.

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

**Commissioner Bevan moved to forward a positive recommendation to the City Council for the final plat request for Copper Canyon PUD Phase 5 amended, for the purpose of amending two residential lots at approximately 272 W Quartz Road, application number P18-262, based on the findings and subject to the conditions listed in the Staff Report dated May 9, 2018.** Commissioner Clark seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Hamilton, "Aye," Commissioner Clark, "Aye," Commissioner Bevan, "Aye," Commissioner Montano, "Aye," Chairman Sloan, "Aye." The motion passed.

**5. Review and Approval of the Planning Commission minutes for the meetings held April 11, 2018, and April 25, 2018.**

**Commissioner Hammer moved to approve the minutes from the meeting held April 11, 2018.**

Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Hamilton, "Aye," Commissioner Clark, "Aye," Commissioner Bevan, "Aye," Commissioner Montano, "Aye," Chairman Sloan, "Aye." The motion passed.

**Commissioner Hammer moved to approve the minutes from the meeting held April 25, 2018.**

Commissioner Graf seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Hamilton, "Aye," Commissioner Clark, "Aye," Commissioner Bevan, "Aye," Commissioner Montano, "Aye," Chairman Sloan, "Aye." The motion passed.

**6. Adjourn**

Commissioner Sloan moved to adjourn the meeting. The meeting adjourned 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 23<sup>rd</sup> day of May, 2018

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Chris Sloan, Vice Chairman, Tooele City Planning Commission