

TOOELE CITY PLANNING COMMISSION MINUTES
September 13, 2017

Date: Wednesday, September 13, 2017
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

Ray Smart
Russell Spendlove
Phil Montano
Brad Clark
Shauna Bevan
Matt Robinson
Melanie Hammer
Chris Sloan

City Employees Present:

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

Council Members Present:

Councilman McCall
Councilwoman Winn

Minutes prepared by Amanda Graf

1. Pledge of Allegiance

The Pledge of Allegiance was led by Matt Robinson

2. Roll Call

Melanie Hammer, Present
Ray Smart, Present
Chris Sloan, Present
Shauna Bevan, Present
Russell Spendlove, Present
Phil Montano, Present
Brad Clark, Present
Matt Robinson, Present

3. **Recommendation on final plat approval for Bernice Heritage Minor Subdivision, a one lot 1.14 acre subdivision located at SR 36 and Vorwaller Drive**

Presented by Rachelle Custer

This is a one lot 1.14 acre subdivision. It is currently zoned general commercial. The owner does not have an intended use for it at this time; he wants to subdivide it off so it can be more marketable. The mobile home park and RV park are a current legal non-conforming use. There is an agreement in place between the mobile home park and Tooele City that specifies how many units they may have. This number cannot be expanded due to it being a legal non-conforming use. With the 1 acre being removed from the calculation regarding the number of allowed units some of the RV spaces may have to be removed as well. The lost RV spaces may not be replaced. The subdivision meets all of the codes for the subdivision itself. The City Staff recommends approval of this subdivision with the condition that they may not be able to replace any of the RV spaces that will be lost due to the agreement put in place.

Paul Hansen stated that commercial subdivisions do not require dedication of water rights at the time of plat recordation. Therefore, the City is not exacting water rights at this time because they do not know what the specific use for the property will be and what the specific water demands will be. The calculation of water rights will be based on the type of business that occupies the property space and will be calculated and required at the time of site plan approval.

Chairman Robinson asked if there were any questions or comments from the Commission; there weren't any concerns.

Commissioner Bevan moved to forward a positive recommendation to the City Council for the Bernice Heritage Minor Subdivision Final plat, for the purpose of creating one 1.14 acre commercial lot at Vorwaller Drive and SR 36, application number 2160728, based on the findings and subject to the conditions listed in the Staff Report dated September 13, 2017 with the understanding that some RV spaces may need to be removed and cannot be replaced. The water rights will be exacted at the time of site planning. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Spendlove, "Aye," Commissioner Montano, "Aye," Chairman Robinson, "Aye." The motion passed.

4. **Review and Approval of Planning Commission Meeting minutes for meeting held August 23, 2017**

Commissioner Sloan moved to approve the minutes from the meeting held August 23, 2017.

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

5. **Adjourn**

Commissioner Sloan moved to adjourn the meeting. The meeting adjourned 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 11th day of October, 2017

Matt Robinson, Chairman, Tooele City Planning Commission

DRAFT