

TOOELE CITY PLANNING COMMISSION MINUTES
March 14, 2018

Date: Wednesday, March 14, 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
Chris Sloan
Matt Robinson
Shauna Bevan
Brad Clark
Phil Montano
Bucky Whitehouse
Tyson Hamilton

City Employees Present:

Rachelle Custer, City Planning & Zoning Administrator
Derrick Larson, Assistant City Attorney

Council Members Present:

Council Member Gochis
Council Member McCall

Minutes prepared by Amanda Graf

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Robinson

2. Roll Call

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

3. **Recommendation on Providence at Overlake Subdivision Phase 1 and 2 Preliminary Plan, a 7.85 acre 26 lot single family residential subdivision located at approximately 1400 North 400 West.**

Presented by Rachelle Custer

This application is a request for approval of a preliminary plan for approximately 7.85 acres located at approximately 400 West 1200 North. The property is currently zoned R 1-7 Residential. The applicant is requesting that a preliminary plan be approved to allow for 26 single family residential lots. Lots range in size from 7,000 square feet to 9,000 square feet as allowed in this zoning district. This is the preliminary plan for phases 1 and 2; the City will receive the final plat for phase 1 shortly. The final plat for phase 2 will be received when phase 1 sells out.

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

Commissioner Sloan asked if the large lot in the northwest corner was an area for water retention; Ms. Custer verified that is a water retention basin.

Commissioner Montano asked how large the lots would be; Ms. Custer replied that they will be 7,000 to 9,000 square feet.

Commissioner Hammer asked when double-frontage lots will be discussed. Ms. Custer responded that double-frontage lots will be discussed when they approve the final plat. She stated that phase 1 will not have double-frontage lots, but that phase 2 will have double-frontage lots.

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

Commissioner Sloan moved to forward a positive recommendation to the City Council for the Providence at Overlake Subdivision Phases 1 & 2 Preliminary Plan, for the purpose of creating 26 single family residential lots at approximately 400 W 1200 N, application number P17-669, based on the findings and subject to the conditions listed in the Staff Report dated March 14, 2018.

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

4. **Review and Approval of the Planning Commission minutes for the meeting held February 28, 2018.**

Chairman Robinson asked the Commission if they had any questions or concerns. Commissioner Sloan noted that there were a few occasions where Chairman Robinson was noted as making comments but he was absent from that meeting.

Commissioner Sloan moved to approve the minutes with those corrections from the meeting held February 28, 2018. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye,"

Commissioner Clark, “Aye,” Commissioner Montano, “Aye,” Chairman Robinson, “Aye.” The motion passed.

5. **Adjourn**

Commissioner Hammer 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 April, 2018

Matt Robinson, Chairman, Tooele City Planning Commission