

TOOELE CITY PLANNING COMMISSION MINUTES

August 28, 2013

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

Commission Members Present:

Matt Robinson, Chair
Tom Poyner
Phil Montano
Chris Sloan
Melanie Hammer

City Employees Present:

Rachelle Custer, City Planner
Roger Baker, City Attorney
Jim Bolser, Public Works and Community Development Director
Paul Hansen, City Engineer
Councilman Brad Pratt
Councilwoman Winn

Minutes prepared by Elisa Jenkins

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

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Robinson.

2. **Roll Call**

Matt Robinson, Present
John Curwen, Excused
Phil Montano, Present
Chris Sloan, Present
Steve Dale, Excused
Melanie Hammer, Present
Tom Poyner, Present
Ray Smart, Excused
Shauna Bevan, Excused

3. **Recommendation on preliminary subdivision plat approval for Canyon Village, Phase 3. A 16 lot single family subdivision to be located at approximately 1600 North Broadway Avenue directly West of Copper Canyon Elementary by Western Acres LLC.**

Presented by Rachelle Custer

Ms. Custer said that this subdivision plat is for 16 single family lots, approximately 7,000 sq ft each. The lots will front directly onto Broadway Blvd, and be located directly west of Copper Canyon Elementary. The developer will need to do some utilities in the road which they will coordinate the construction with the school to make sure they have access at all times. She stated that the development stays outside the adopted flood plain. Staff recommends approval with the conditions listed in the staff notes.

Mr. Hansen stated that as the subdivision is presently drawn it does not stay out of the Tooele City Special Flood Hazard Map flood zone. The developer is aware and has agreed to modify the map and eliminate the issue before final plat approval. Staff is recommending approval with an understanding that the flood map will be modified before final plat approval.

Mr. Baker suggested that modifying the flood map should be an express condition of any motion instead of just a general understanding, if that is a condition that the Commission wants to impose.

Commissioner Sloan asked Mr. Hansen to explain what needs to be done to modify the flood map.

Mr. Hansen said that years ago there was an in-stream pond built by the prior property owners for irrigation that would capture the water. Staff believes that is the source of the diversion or the blockage in the channel. Mr. Hansen has spoken with the developer's agent and they have agreed to remove the in-stream pond. Removing the in-stream pond will change the flood map.

Commissioner Poyner asked what the line is that goes through the middle of the channel on the overhead screen map of the subdivision towards the homes to the west.

Mr. Hansen said when the elementary school was built the developer accommodated pedestrian access between the new school and the mobile home subdivision, Overpass Point, to the west with an asphalt trail. That was not a City requirement it was something they did in cooperation with the school. The developer is going to re-route that trail with this development.

Chairman Robinson called for any question from the Planning Commission.

Ms. Custer said that this is preliminary plat approval there is a lot more detail that will be shown on the final plat.

Commissioner Sloan moved to make a positive recommendation to the City Council on preliminary subdivision plat approval for Canyon Village, Phase 3. A 16 lot single family subdivision to be located at approximately 1600 North Broadway Avenue directly West of Copper Canyon Elementary with 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 City 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. The Tooele City Special Flood Hazard Map be modified before final plat approval.

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

Mr. Hansen noted that the flood map that was discussed is not the FEMA map it is a Tooele City Special Flood Hazard Map.

4. **Recommendation on final subdivision plat approval for Sunset Estates Phase 5B. An 18 lot single family residential subdivision to be located at approximately 2100 North 220 West by Hallmark Homes.**

Presented by Rachelle Custer

Ms. Custer stated that Hallmark Homes is requesting final subdivision plat for another phase of their development. The development is approximately 5.42 acres and the lots are a minimum of 8,000 sq. ft. This development is part of the North Tooele City Special Service District so they will need to mirror the landscaping on 2000 North. Staff recommends approval with the conditions listed in the staff notes.

Mr. Baker asked if the property is already in the North Tooele City Special Service District.

Ms. Custer said that is her understanding. She said the North Tooele Special Service District is listed on the plat.

Mr. Baker said that there is an interlocal agreement with the North Tooele City Special Service District which requires the City to give the District notice on plats that are being presented for approval and said that the City will need to do that before the plat is presented to City Council.

Chairman Robinson moved to make a positive recommendation to City Council for final plat approval for Sunset Estates Phase 5B. An 18 lot single family residential subdivision to be located at approximately 2100 North 220 West with 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 City 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.

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

5. **Recommendation on final subdivision plat approval for Building 619 Minor Subdivision located at 1775 West F Avenue in the Ninigret Industrial Depot by The Ninigret Group.**

Presented by Rachelle Custer

Ms. Custer stated that Ninigret Industrial Depot has filed an application to subdivide an existing piece of property to sell a building. They would like to create one 15.64 acre lot. Staff recommends approval with the conditions listed in the staff notes.

Chairman Robinson called for questions from the Planning Commission.

Commissioner Poyner moved to make a positive recommendation to the City Council on final plat approval for Building 619 Minor Subdivision located at 1775 West F Avenue in the Ninigret Industrial Depot with 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 City 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.

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

6. **Review and Approval of Planning Commission minutes for the meeting held August 14, 2013.**

Commissioner Poyner moved to table the minutes for the meeting held August 14, 2013 for staff to review. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Poyner, “Aye”, Commissioner Montano, “Aye”, Commissioner Sloan, “Aye”, Commissioner Hammer, “Aye”, and Chairman Robinson, “Aye”.

7. **Adjourn**

Commissioner Sloan moved to adjourn the meeting. The vote was as follows: Commissioner Montano, “Aye”, Commissioner Sloan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Poyner, “Aye”, and Commissioner Robinson, “Aye”. The meeting adjourned at 7:14 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 September 2013

Chairman Matt Robinson

Discussion:

1. **Open Meetings law, training presented by City Attorney Roger Baker.**