

TOOELE CITY PLANNING COMMISSION MINUTES
December 11, 2013

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

Commission Members Present:

Matt Robinson, Chair
Melanie Hammer
Phil Montano
John Curwen
Chris Sloan
Tom Poyner
Ray Smart

City Employees Present:

Roger Baker, City Attorney
Rachelle Custer, City Planner
Jim Bolser, Public Works and Community Development Director
Paul Hansen, City Engineer

Council Members Present:

Councilwoman Winn
Councilman Pratt

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

3. **Public Hearing and Motion on Conditional use permit for Rocky Mountain Power Mona-Oquirrh 138kV Tooele Substation Tap.**

Presented by Rachelle Custer

Ms. Custer noted that Rocky Mountain Power has just installed a new power line from Mona-Oquirrh. They are now requesting a tap from the Tooele substation to the Mona-Oquirrh line. The line will require the replacement of 25 poles with an average height of 83ft. This will clean up some of the structures and take the poles off the road and put them a little farther up on the mountain. She then turned the time over to Mickey Beaver with Rocky Mountain Power.

Mickey Beaver, with Rocky Mountain Power addressed the Commission. Mr. Beaver is the Customer Community Manger for the Tooele Area and the Economic Development Manager for three states which include Wyoming, Utah and Idaho. He also introduced Sue Jensen, who is the project manager for Rocky Mountain Power on this project. Mr. Beaver said that they are asking for approval for this conditional use permit. He said that they are going to tap the Oquirrh-Mona line which comes up from the south and just before it hits the City limits they will bring it north along the eastern edge of the Anderson property and into the bottom of Settlement Canyon and then to the Tooele substation. There will be six structures that will be steel to blend in with the landscaping. The average re-structure height will be 83 feet. This will be a double circuit line from the Mona-Oquirrh line into the Tooele substation and one circuit will be a 138 volt circuit which is capable of 250 megawatts. One of the circuits will be a 46 volt line as it comes out on the border of the Anderson property and the County. The primary purpose of the project is to improve reliability in the Tooele Valley. There are existing easements. They will be putting load tap changers in which allows them to maintain better voltage support. This project will deliver better capacity to the Tooele Valley. This will also serve the growth need of the Tooele Valley and they will have the option to upgrade the transformers as needed. They will continue to maintain safety concerns along the line. He asked the Commission if they had any questions.

Chairman Robinson stated that this is a public hearing if anyone would like to come forward and address this issue.

Laura Anderson, 7499 Foot Hill Drive, Lake Point addressed the Commission. Ms. Anderson owns the property that Mr. Beaver referred to. She said that her property will be significantly impacted by Rocky Mountain Power. When they first were contacted by Rocky Mountain Power she had some concerns and addressed those concerns with Mr. Beaver and she indicated that Rocky Mountain Power has been good to work with and they moved the line up further on the mountain which leaves them with more developable land. She stated that she has appreciated Rocky Mountain Power accommodating them on the issues that they have had.

Chairman Robinson closed the public hearing at 7:09 p.m.

Commissioner Sloan moved to approve the conditional use permit request by Rocky Mountain Power for the Mona-Oquirrh transmission line tap, application number 2130618, based on the finding listed in the Staff Report dated December 11, 2013 with the condition that all requirements of the Tooele City Engineering and Public Works Divisions are satisfied throughout the development of the site, including permitting. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Curwen, “Aye”, Commissioner Montano, “Aye”, Commissioner Sloan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Poyner, “Aye”, Commissioner Smart, “Aye” and Chairman Robinson, “Aye”.

4. **Motion on Concept Approval for Ninigret Industrial Depot Building 630 Condominium Plat located at 135 S Lodestone Way.**

Presented by Rachelle Custer

Ms. Custer said the applicant has requested approval for a concept condominium plat. She stated that per Tooele City Code the Planning Commission is required to approve the concept before the final can be submitted to the City Engineer for review. Building 630 is an existing building. The applicant is requesting a condominium plat in order of each tenant to have ownership of their space. In the Commissioner’s packet it shows the declarations for the common ground and the building maintenance and ownership. Staff recommends approval of the concept plat so they may move forward to the preliminary and final plat approval.

Chairman Robinson moved to approve the Concept for Ninigret Industrial Depot Building 630 Condominium Plat located at 135 S Lodestone Way. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Curwen, “Aye”, Commissioner Montano, “Aye”, Commissioner Sloan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Poyner, “Aye”, Commissioner Smart, “Aye” and Chairman Robinson, “Aye”.

5. **Motion on Resolution 2014-01 a resolution of the Tooele City Planning Commission establishing its public meeting schedule for calendar year 2014.**

Presented by Mr. Bolser

Mr. Bolser stated that this resolution sets the times, dates and place for the Planning Commission meetings for the year 2014. Planning Commission meetings will remain on the 2nd and 4th Wednesday of each month at 7:00 p.m. in the Council Chambers at Tooele City Hall at 90 North Main Street. The dates are listed in the resolution. He removed December 24th from the schedule. He also noted they left meetings on July 23rd and November 26th which are dates before a holiday. The Commission may decide if they want to keep these dates or not.

The Commission left the dates as presented in the resolution.

Commissioner Sloan moved to approve Resolution 2014-01. Commissioner Poyner seconded the motion. The vote was as follows: Commissioner Curwen, “Aye”, Commissioner Montano,

“Aye”, Commissioner Sloan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Poyner, “Aye”, Commissioner Smart, “Aye” and Chairman Robinson, “Aye”.

6. **Review and Approval of Planning Commission minutes for meeting held November 13, 2013.**

Commissioner Hammer moved to approve the minutes for the meeting held November 13, 2013 as presented. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Dale, “Aye”, Commissioner Montano, “Aye”, Commissioner Curwen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Poyner, “Aye”, and Chairman Robinson, “Aye”.

Commissioner Curwen informed the Commission that he will resign after this meeting. He thanked the Commission for the opportunity he has had to work with them.

Councilman Pratt said that he has appreciated working with the Planning Commission over the last two years. The Council will be looking at assignments and he might not be assigned to the Planning Commission next year and he wanted to thank the Planning Commission for their service and all that they do for the community. He also thanked staff for what they have done to help improve the Planning Commission with the ongoing training sessions.

7. **Adjourn**

Chairman Robinson moved to adjourn the meeting. The vote was as follows: Commissioner Curwen, “Aye”, Commissioner Montano, “Aye”, Commissioner Sloan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Poyner, “Aye”, Commissioner Smart, “Aye” and Chairman Robinson, “Aye”. The meeting adjourned at 7:17 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 8th day of January 2014

Chairman Matt Robinson