

TOOELE CITY PLANNING COMMISSION MINUTES
July 8, 2009

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

Commission Members Present:

Ken Spence, Chair
Shawn Milne
John Curwen
Fran Garcia
Bob Gowans
Phil Montano
Jerald Sagers

Commission Members Excused:

Steve Dale
Gary Searle

City Employees Present:

Rachelle Custer, City Planner
Paul Hansen, City Engineer
Cary Campbell, Public Works Director
Dave McCall, City Council Representative

Minutes prepared by Elisa Jenkins

Chairman Spence called the meeting to order at 7:00 p.m. Chairman Spence excused Commissioner Dale and Mr. Baker from the meeting.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Garcia.

2. PUBLIC HEARING and MOTION on a conditional use permit to construct a water tank and pump house on England Acres Park at approximately 950 N 650 E by Tooele City Water Special Service District.

Presented by Paul Hansen

Mr. Hansen explained that he is representing Tooele City Water Special Service District. He is the district's engineer as well as the City's. He stated that as part of Tooele City's master plan they are charged with constructing pump houses, water tanks and other facilities to meet the growing need of the Tooele City service area. He said that one of the areas designated in the Cities master plan and in the England Acres Park master plan is the location of a water tank and pump house in the south east corner of the 28 acres of

the park. He stated that they are constructing an above ground building that will house electrical equipment and pumps. They will also be constructing a one million gallon concrete reservoir that will be buried and set into the hill. The water tank will not be any higher than the elevation of the high ground along the south side of the park. The pump house from ground to top of roof is just under 16' and does not require any conditional use for height. The reason it is a conditional use is because it is a public facility. The architecture is not exactly like the pavilion in the park, but they are matching colors and are going to match the brick pattern. The pump house will have some consistency to the pavilion. At some point in the future it is anticipated that there may be a pavilion added to the pump house, but it is not part of the plan tonight. He asked the Commission for their support on this project and allowing them to move forward and getting the project out for bid and getting state approval.

Commissioner Montano noted that Mr. Hansen said that the pump house will be made of brick.

Mr. Hansen said that it is actually split face block.

Commissioner Garcia asked if this will have noise associated with it.

Mr. Hansen said no. He said that the well itself is below ground so the pump for the well is below ground as well. There are pumps and motors that will be in the building but they won't be heard outside the building.

Commissioner Garcia asked where the well will be in relation to the hill that is already there.

Mr. Hansen noted on the overhead picture where the pump house and the water tank will be. It will be in the southeast corner of the park. He also noted that it is not their plan to landscape when this is completed, he does not want it encouraged as a destination for people to gather and play. He feels if grass is planted around the pump house it might get tagged with graffiti. He suggests as the park develops around the water tank and the pump house to landscape it at that time.

Commissioner Sagers asked if there are plans to complete 7th Street when this is completed.

Mr. Hansen said there are not plans to complete 7th Street with this project.

Commissioner Garcia asked if there are plans to finish this park.

Mr. Hansen indicated that the City has a master plan to finish the entire park; they plan to complete it in phases as there is sufficient park money revenue to finish it.

Chairman Spence asked if there will be exposed concrete walls.

Mr. Hansen stated that the pump house building will be an above ground building. The water tank will be entirely buried with soil. There will be some air vents and access hatches that are required above ground on the water tank. There will be exposed concrete on the pump house.

Commissioner Milne asked how large the storage facility will be.

Mr. Hansen indicated that it is one million gallons.

Commissioner Milne asked who will take care of the building if it is tagged by graffiti.

Mr. Hansen stated that the City, by agreement with the water district, actually operates the water systems. By doing the split face block it can be sandblasted more readily rather than doing a smooth finish.

Commissioner Milne realizes that this is in the middle of the field but it might attract people to graffiti it.

Mr. Hansen indicated that the City does not like public buildings to be tagged and they take care of it as quickly as they can.

Chairman Spence asked if there has been any consideration to treat the split face block for graffiti.

Mr. Hansen stated that typically that is part of the project.

Chairman Spence stated that this is a public hearing if anyone would like to come forward and address this issue. No one came forward.

Commissioner Sagers moved to close the public hearing. Commissioner Milne seconded the motion. All members present voted "Aye". The public hearing closed at 7:10 p.m.

Commissioner Milne moved to approve a conditional use permit to construct a water tank and pump house on England Acres Park at approximately 950 N 650 E by Tooele City Water Special Service District. Commissioner Sagers seconded the motion. All members present voted "Aye".

3. Review and Approval of Planning Commission minutes for meeting held June 24, 2009.

Commissioner Gowans moved to approve the Planning Commission minutes as presented. Commissioner Milne seconded the motion. All members present voted "Aye".

Commissioner Milne moved to adjourn the meeting. Commissioner Sagers seconded the motion. All members present voted "Aye". The meeting adjourned at 7:12 p.m.

Approved this 22nd day of July 2009

Chairman Spence