

TOOELE CITY PLANNING COMMISSION MINUTES
July 11, 2018

Date: Wednesday, July 11, 2018

Time: 7:00 p.m.

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

Commission Members Present:

Bucky Whitehouse

Tony Graf

Chris Sloan

Phil Montano

Matt Robinson

Commission Members Excused:

Melanie Hammer

Brad Clark

Shauna Bevan

Tyson Hamilton

City Employees Present:

Jim Bolser, Community Development and Public Works Director

Roger Baker, City Attorney

Paul Hansen, City Engineer

Council Member Present:

Council Member McCall

Council Member Gochis

Minutes prepared by Barbara Vargas

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Robinson

2. Roll Call

Bucky Whitehouse, Present

Tony Graf, Present

Chris Sloan, Present

Phil Montano, Present

Matt Robinson, Present

Mr. Bolser reminded the Commission members present that even though there are fewer than the full seven members present any motion would still need at least four sustaining votes for any motion to carry.

3. Public Hearing and Decision on a Preliminary Subdivision Plan for the Copper Canyon PUD Subdivision, Phase 6, a 33-lot residential subdivision on 8.78 acres located at approximately 500 West Tooele Boulevard.

Presented by Jim Bolser

The application is the next phase of the Copper Canyon Subdivision that is located off of the North end of Tooele Blvd. A map was presented showing the location of the project. The subject phase is the next phase to the west of the existing portions of the Copper Canyon project. Mr. Bolser presented a copy of the plat showing what it would look like. Mr. Bolser explained that this project is a preliminary plan and is fully compliant with the terms of the City Code as well as the PUD and the development agreement for the Copper Canyon development. Mr. Bolser explained that the project includes an extension of Tooele Blvd. There is also a parcel, identified as Parcel B, that is an extension of open space and landscaping required as part of the overall master project. There is a strip leading up to Parcel B, identified as Parcel A, that is an access and utility easement to allow for storm drain to flow through the area but also a surface access to the landscaping and open space corridor down the middle of the overall project.

City staff has reviewed the application, and recommends approval with the conditions as outlined in the staff report.

Chairman Robinson asked the Commission if they had any comments or concerns; there weren't any.

Commissioner Sloan moved to forward a positive recommendation to the City Council for the Copper Canyon Subdivision Phase 6, Preliminary Plan Request by Parker McGarvey, representing Bach Homes for a 33 lot subdivision phase, application number P18-256, based on the findings and subject to the conditions listed in the Staff Report dated July 5, 2018. Commissioner Whitehouse seconded the motion. The vote was as follows: Commissioner Whitehouse, "Aye," Commissioner Graf, "Aye," Commissioner Sloan, "Aye," Commissioner Montano, "Aye," Commissioner Robinson, "Aye,". The motion passed.

4. Review and Approval of the Final Subdivision Plat for the Castagno Place Subdivision, a 23-lot residential subdivision on 7.54 acres located at approximately 1150 North 640 East.

Presented by Jim Bolser

The application is for a Final Plat. The Planning Commission and City Council approved the preliminary plan earlier this year. A map was presented showing the location of the project. The vacant property between this project and 1000 North is owned for a church use and is separate from this application. A copy of the plat was presented. Mr. Bolser explained that in order to have two points of access this project partially crosses the church property to create a tie in at 690 East.

City staff has reviewed the application, and recommends approval with the conditions as outlined in the staff report.

Chairman Robinson asked the Commission if they had any comments or concerns; there weren't any.

Commissioner Graf moved to forward a positive recommendation to the City Council for the Castagno Place Subdivision Final Plat request by Todd Castagno, representing Wise Management for the purpose of developing a 23 lot subdivision, application number P18-383, based on the findings and subject to the conditions listed in the Staff Report dated July 5, 2018. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Whitehouse, "Aye," Commissioner Graf, "Aye," Commissioner Sloan, "Aye," Commissioner Montano, "Aye," Commissioner Robinson, "Aye,". The motion passed.

5. Review and Approval of the Final Subdivision Plat for the Vowles Estates Minor Subdivision, a 7-lot residential subdivision on 7.69 acres located at approximately 850 West 200 South.

Presented by Jim Bolser

This application is for a minor subdivision, which means the preliminary and final process is combined. There are a number of factors to allow for a minor subdivision, most notably there is no right-of-way dedication necessary. The applicants have worked with the City to ensure that this was taken care of as part of other projects. Most recently a sidewalk project with Safe Routes to School money the City secured to install new sidewalk along the 200 South frontage of this property. Mr. Bolser presented a map of the subject property. Mr. Bolser explained that the Subdivision Plat is for 7 lots running North and South, lining up along 200 South. The project is simply a division of land with no right-of-way dedication.

City staff has reviewed the application and recommends approval with the conditions as outlined in the staff report.

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

Commissioner Sloan asked for verification that the zoning is RR-1 and asked if it was anticipated that this will be horse property.

Mr. Bolser confirmed that the property is zoned RR-1 and stated that they will have full rights under the RR-1 zone.

Chairman Robinson asked the Commission if they had any other comments or concerns; there weren't any.

Commissioner Whitehouse moved to forward a positive recommendation to the City Council for the, Vowels Estate Minor Subdivision Final Plat request by Matt Vowels representing the Vowels Family Trust, for the purpose of developing a 7 lot subdivision, application number P18-343, based on the findings and subject to the conditions listed in the Staff Report dated July 6, 2018. Commissioner Sloan seconded the motion.

Prior to voting Commissioner Sloan asked if a member of the audience, who live contiguous to the subject property, would be able to speak if they wanted to.

Randy Gochis, who lives across the street from the project stated that he welcomes the project and wished that it happened 20 years ago.

The vote was as follows: Commissioner Whitehouse, "Aye," Commissioner Graf, "Aye," Commissioner Sloan, "Aye," Commissioner Montano, "Aye," Commissioner Robinson, "Aye,". The motion passed.

6. **Review and Approval of the Planning Commission minutes for the meeting held June 27, 2018.**

Commissioner Sloan moved to approve the minutes from the meeting held June 27, 2018.

Commissioner Whitehouse, "Aye," Commissioner Graf, "Aye," Commissioner Sloan, "Aye," Commissioner Montano, "Aye," Commissioner Robinson, "Aye,". The motion passed.

Chairman Robinson asked if there were any other comments or concerns from the public; there weren't any. Chairman closed the public hearing.

7. **Adjourn**

Commissioner Sloan moved to adjourn the meeting. Chairman Robinson declared the meeting adjourned at 7:13 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 August, 2018

Matt Robinson, Chairman, Tooele City Planning Commission