

TOOELE CITY PLANNING COMMISSION  
August 8, 2007  
Minutes

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

**Commission Members Present:**

Shawn Milne, Chair  
Jerald Sagers  
Gary Searle  
Ken Spence  
John Curwen  
Steve Dale  
Councilman Scott Wardle

**Commission Members Excused:**

Fran Garcia  
Phil Montano  
Bob Gowans

**City Employees Present:**

Rachelle Custer, City Planner  
Paul Hansen, Contract City Engineer  
Cary Campbell, Public Works Director  
Roger Baker, City Attorney  
Richard Jorgensen, Land Use Technician

Minutes prepared by Elisa Jenkins

The meeting was called to order by Chairman Milne at 7:00 p.m. Chairman Milne excused Commissioner Garcia, Commissioner Montano and Commissioner Gowans from the meeting.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Renee Milne.

**2. PUBLIC HEARING and Recommendation on final plat approval for Hawthorne House subdivision a 2 lot subdivision located at Three O'Clock Drive and SR 36 by Michael Naeger.**

Presented by Rachelle Custer

Ms. Custer reported that Three O’Clock Drive has not been dedicated to Tooele City. This subdivision will create a lot on either side of Three O’Clock Dr and will dedicate Three O’Clock Drive to Tooele City. The zoning in this are is Neighborhood Commercial. Staff recommends approval of the preliminary plan for Hawthorne House subdivision.

Mr. Paul Hansen stated that this subdivision is intended to dedicate the road. That was the original intent. Mr. Hansen stated that staff supports approval of the preliminary plan, and also recommends allowance for the deferral of improvements until the commercial lots develop.

Commissioner Sagers asked if curb, gutter and sidewalk will be put in this subdivision along SR-36. Mr. Hansen stated that there might be, but that will be as required by UDOT. He will coordinate with UDOT to see what the requirements are. They may or may not want a sidewalk and curb and gutter, similar to what they have done along SR-36, north of the railroad.

Chairman Milne stated that this is a public hearing. No one came forward to address the issue.

**Commissioner Searle moved to close the public hearing.** Commissioner Sagers seconded the motion. All members present voted “Aye”. The public hearing closed at 7:05 p.m.

**Commissioner Searle moved to make a positive recommendation to the City Council on final plat approval for Hawthorne House subdivision a 2 lot subdivision located at Three O’Clock Dr.** Commissioner Sagers seconded the motion. All members present voted “Aye”.

**3. PUBLIC HEARING and Recommendation on preliminary plan approval for Bolinder Subdivision, a 150.55 acre three lot subdivision located at approximately 1800 W Hwy 112 by Bolinder Real Estate.**

Presented by Rachelle Custer

Ms. Custer reported that Bolinder Real Estate is requesting preliminary and final plat approval simultaneously to subdivide their 150.55 acre property into three lots. Lot 3 is where the existing building and gravel pit are located. Lot 1 is a lot for the Geneva concrete plant and lot 2 is a lot for future development. This area is zoned Industrial. Staff is waiting on an access letter from UDOT. It is understood that UDOT will grant access to Lot 1 and 3, they will grant a temporary access to Lot 2 until 1000 North is complete. At that time Lot 2 will have a street access to 1000 North at the East end of the lot. Staff recommends approval of the preliminary plan for Bolinder Subdivision on the condition that we receive the access agreement fro UDOT prior to City Council approval.

Mr. Hansen reported that this subdivision is different than many others in that the primary purpose is to create the lot for the concrete batch plant, while at the same time dealing with the remainder of the property which has no development plans at this time. As the commission is aware, the city is proposing the extension of 1000 North to run along the southern boundary of this property. Tooele City has received authorization from the Federal Highway Department and Utah Department of Transportation to locate that road generally at the location it is shown. But the actual point of connection with State Road 112 has not had final design at this time.

Mr. Hansen stated that staff has spoken to Mr. Bolinder about this plat and that the staff has recommended at this time that we dedicate a 66 ft wide right of way width along the entire southern border of the property, which would be his half of the proposed right of way dedication for 1000 North. When the road is laid on the ground and designed in a final format if the city does not need that right of way the city would be willing to dedicate the excess right of way back to the property. The city just wants to make sure that their interests are protected at this time. The transportation plan also shows a road that runs along the northern boundary of Lot 3. The same type of condition would occur with that road as well. Mr. Hansen asks that the commission include in their motion that a note is placed on the plat (with the understanding that access to Lot 3 is forthcoming from UDOT) that states *“Access to all lots will be permitted only upon written authorization by UDOT for access to SR-112, or upon review and approval by the Tooele City Public Works Director of a competent transportation access/impact plan for these lots upon 1000 North and prepared at the expense of the developer of the property”*. This does not say that access will not be permitted it simply states that access will be under the purview of Tooele City and will be a limited access road.

The second item he would like the commission to consider as part of their motion is that the intent of this resolution is to create Lot 1, for the Geneva concrete plant. The balance of the property has no immediate development plans. Because of the nature of 1000 North and other considerations he recommends that the requirement be made to improve the public rights-of-way at this time be deferred until such time as these lots develop. When the lots are developed by these owners, the city will revisit as a condition of site plan approval, the requirement to improve all public infrastructure if necessary. That is Mr. Hansen's recommendation.

Commissioner Dale asked if this includes Rogers Road. Mr. Hansen stated that this project is located north of Rogers Road. Commissioner Dale stated that the vicinity map included on the plat is incorrect then. Mr. Hansen will have them look at that on the final plat and correct as necessary.

Chairman Milne stated that this is a public hearing. No one came forward to address the issue.

**Commissioner Searle moved to close the public hearing.** Commissioner Sagers seconded the motion. All members present voted “Aye.” The public hearing closed at 7:14 p.m.

Commissioner Searle moved to make a positive recommendation to the City Council on preliminary plan approval for Bolinder Subdivision a 150.55 acre three lot subdivision located at approximately 1800 W Hwy 112 with the recommendations made by Mr. Hansen as stated above concerning traffic access and UDOT approval. Commissioner Sagers seconded the motion. All members present voted “Aye.”

4. **PUBLIC HEARING and Recommendation on final plat approval for Bolinder Subdivision, a 150.55 acre three lot subdivisions located at approximately 1800 W Hwy 112 by Bolinder Real Estate.**

Presented by Rachelle Custer

Ms. Custer reported that staff recommends approval of the final plat for Bolinder Subdivision on the condition that they receive the access agreement from UDOT prior to City Council approval.

Chairman Milne stated that this is a public hearing. No one came forward to address the issue.

**Commissioner Sagers moved to close the public hearing.** Commissioner Dale seconded the motion. All members present voted “Aye”. The public hearing closed at 7:17 p.m.

**Commissioner Spence moved to make a positive recommendation to the City Council on final plat approval for Bolinder Subdivision, a 150.55 acre three lot subdivisions located at approximately 1800 W Hwy 112 with the recommendations by Mr. Hansen as stated above concerning traffic access and UDOT approval.** Commissioner Sagers seconded the motion. All members present voted “Aye”.

5. **Review and Approval of Planning Commission minutes for meeting held July 25, 2007.**

Councilman Wardle had some changes to be made on page 3. Chairman Milne had a typing error to be made also on page 3.

**Commissioner Searle moved to approve the minutes of the Planning Commission meeting held July 25, 2007 with the changes as noted.** Commissioner Spence seconded the motion. All members present voted “Aye”.

The meeting adjourned at 7:20 p.m. to discussion items.

Approved this 22<sup>nd</sup> day of August 2007

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Shawn Milne, Chairman