

**TOOELE CITY PLANNING COMMISSION**  
**March 14, 2007**  
**Minutes**

Place: Tooele City Hall Council Chambers  
90 North Main Street

**Commission Members Present:**

Shawn Milne, Chair  
Phillip Montano  
Gary Searle  
Ken Spence  
Bob Gowans  
Fran Garcia  
Jerald Sagers

**Commission Members Excused:**

John Curwen

**City Employees Present:**

Rachelle Custer, City Planner  
Cary Campbell, Public Works Director  
Paul Hansen, Contract City Engineer  
Roger Baker, City Attorney  
Councilman Scott Wardle  
Susan Howard, Admin. Office Supervisor

Minutes prepared by Susan Howard

The meeting was called to order by Chairman Milne at 7:01 p.m. He excused Commissioner John Curwen from the meeting.

**1. Public Hearing and Recommendation to consider a zoning change from Commercial to R1-8 for two lots located at 1200 West 750 South by Nathan and Roger Brockbank.**

Presented by Rachelle Custer

Ms. Custer informed the Commission that the plat in the packet is not what is being approved tonight. It is just an example to show the area of discussion. Ms. Custer explained that with Tooele Boulevard on hold, the two lots would hold approximately 18 lots. This will fit with the current project south of them. There are still some issues to address in which the staff is working with the land owners on. The owners feel at this time with the road on hold that commercial is not realistic for these lots. Tooele Boulevard, when built, will run to the west of this development.

Mr. Hansen came forward to address the commission regarding the Boulevard. The road was originally designed to go along the backside of the existing homes. Since 9-11-2001, the attack on the World Trade Center happened, the US Army took back the property to the south, where Tooele Boulevard would have ran through. There is a big barrier at the end, we are looking at relocating where the road will go. Tooele City is also marketing there own property to the west of this. After the property is conveyed to a new owner, Tooele City will sit down and discuss the relocation of Tooele Boulevard and accommodate transportation needs for the overall of the City. "For tonight's issue, I do not feel that this would be a substantial issue for this consideration. When we bring the official amended plat, you will have a chance to look at the master planning and road work."

Commissioner Milne understands that the neighborhood commercial would be a buffer zone between the commercial/industrial and the residential.

Ms. Custer explained that she understands that was the original plan. Without holding up the property owner, we could address future development when we know more about the future of Tooele Boulevard. She also mentioned that as of now commercial is not desirable at this location.

Commissioner Milne mentioned the rezone of the gravel pit on SR112, Council Chairman Johnson's comments regarding the allowing the of use to go through and not knowing what the neighboring property owners would want to do, we need to have some type of concern of approval. He also his concern about mentioned the possibility of high speed on a straight road in a neighborhood area of which this is such as Coleman Road.

There was a discussion on the possibility of the army backing down security, they offer that parcel of land for Tooele Boulevard, and we would have homes backed up against it. Tooele Boulevard was originally designed to start at about 1000 North and travel south past Vine Street near the Christensen Griffith building and the USU property, down past the old airport onto State Road 36 somewhat North of Commander Boulevard. Also there was discussion regarding the 700 South flood way running through this subdivision. There is the gravel pit at the end of 700 South where flood waters have been received in the past. There was a strong concern of the future residents not being informed about the light industrial zoning and the arterial street. The areas on the north and south of this proposal is zoned high density residential and is single family residential on the east, with Light Industrial zoning on the west. The road, if build where it is proposed, would act as a buffer between residential and light industrial. The developers, no matter what is built there, would have to comply with the flood zone area, channel, and regulations.

Commissioner Milne opened the public hearing.

Mr. Paul Southwick came forward for the Brockbanks. He stated that they would be willing to put on the recorded plat a "notice to buyers" of conditions that might be there such as the potential arterial road and the light industrial zone to the west. Mr. Southwick mentioned that there have been some areas where they have had to state no basements, as an example.

There was a brief discussion on whether basements would be allowed. It was mentioned that it is an engineers review not for zoning to address. When the plat gets to that point if it is a concern, it will be addressed.

**Commissioner Montano moved to close the public hearing.** Commissioner Gowans seconded the motion. All members present voted, "Aye." The public hearing closed.

Mr. Baker stated that in the motion, it is suggested to mention the water rights as stated in the staff notes for this item.

**Commissioner Gowans moved to recommend approval of a zoning change from Commercial to R1-8 for two lots located at 1200 West 750 South, and that the developer must provide water rights with this development.** Commissioner Sagers seconded the motion. The vote was as follows:

Commissioner Searle, yes  
Commissioner Sagers, yes  
Commissioner Spence, yes  
Commissioner Montano, yes  
Commissioner Gowans, yes  
Commissioner Garcia, yes  
Commissioner Milne, yes

2. *Review and Approval of Planning Commission minutes for meeting held January 10, 2007.*

There was a discussion on page five, second paragraph, first sentence. "The commission told the applicants to keep doing what they are doing in the interim." It was decided to leave the wording as it was with the understanding that when the final decision is made, the applicant will have to comply.

**Commissioner Gowans moved to approve the minutes from the meeting held on January 10, 2007, as presented.** Commissioner Sagers seconded the motion. All members present voted, "Aye."

**3. Review and Approval of Planning Commission minutes for meeting held February 28, 2007**

Councilman Wardle made the comment that he was also absent during this meeting. He will be added to the list of "excused" from the meeting.

**Commissioner Spence moved to approve the minutes from the meeting held on February 28, 2007, as presented.** Commissioner Montano seconded the motion. All members present voted, "Aye."

**4. Adjourn**

Councilman Wardle asked to be excused for being late as he was attending a Settlement Canyon Irrigation meeting.

**Commissioner Sagers moved to adjourn the meeting.** Commissioner Gowans seconded the motion. All members present voted, "Aye." The meeting adjourned at 7:40 p.m.

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Approved by Shawn Milne, Chair

This 28th day of March 2007