

TOOELE CITY PLANNING COMMISSION
May 23, 2007
Minutes

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

Commission Members Present:

Shawn Milne, Chair
Phillip Montano
Bob Gowans
Jerald Sagers
Gary Searle
Ken Spence
John Curwen
Councilman Scott Wardle

Commission Members Excused:

Fran Garcia

City Employees Present:

Rachelle Custer, City Planner
Paul Hansen, City Engineer
Roger Baker, City Attorney

Minutes prepared by Elisa Jenkins

The meeting was called to order by Chairman Milne at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Sagers.

2. PUBLIC HEARING and Recommendation the Oaks at Deer Hollow PUD. Vacating and Amending the Oaks at Deer Hollow PUD to correct building and road locations.

Presented by Rachelle Custer

Ms. Custer reported that there was originally a road that is no longer needed and that there is an easement that is being vacated on the corner of Oak Court and Oak Lane. The homeowner's deck encroaches on the easement. Tooele City has advised the developer to vacate the easement to take care of the encroachment. The existing buildings were not built to match the existing plat. The current developer is going through the process to get the plat amended so that the existing and future infrastructures are recorded correctly. Ms. Custer stated that the

developer is moving Unit 20 back three feet and Unit 19 is being moved forward three feet to give more space.

Commissioner Montano clarified on the map that the existing buildings were shaded in and the proposed buildings were not. There will be approximately ten more buildings; the original plat has room for that. He asked what the sizes the condominiums were.

Mr. Fabiano stated that the two bedroom plan is approximately 1,480 square feet and the three bedroom plan is approximately 1,800 square feet. He also stated that in 1993 the units were not drawn to scale, he has now drawn them to scale and put them where they belong.

Commissioner Montano commented that the proposed units are about the same size as the existing units.

Chairman Milne stated that this is a public hearing if anyone would like to come forward to address the commission to do so.

Greg Fabiano addressed the commission; he has purchased the above mentioned property from the previous owner. He is anxious to complete this project; it has been sitting since 1994. He has had all the homeowners sign a form so that the plat could be finalized. All homeowners signed off except for unit forty-one; she had some concerns about the distance from her unit to the next unit. Mr. Fabiano has addressed her concerns; she is now satisfied and has agreed to sign the form.

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

Commissioner Spence moved to recommend with a favorable recommendation to the City Council; Vacating and Amending the Oaks at Deer Hollow PUD to correct building and road locations which includes moving Unit 20 back three ft and moving Unit 19 forward three ft.

Commissioner Sagers seconded the motion. The vote was as follows:

Shawn Milne, yes
Phillip Montano, yes
Bob Gowans, yes
Jerald Sagers, yes
Gary Searle, yes
Ken Spence, yes
John Curwen, yes

3. **Review and Approval of Planning Commission minutes for meeting held April 15, 2007.**

Chairman Milne stated that he had a few corrections to be made to the minutes. He will give them directly to Ms. Jenkins to have the corrections made.

Commissioner Sagers moved to approve the minutes of the Planning Commission Meeting held April 25, 2007, with the corrections made by Chairman Milne. Commissioner Spence seconded the motion. All the members present voted “Aye”.

4. **Review and Approval of Planning Commission minutes for meeting held May 9, 2007.**

Commissioner Spence noted one change on page four, changing is to if.

Commissioner Spence moved to approve the minutes of the Planning Commission Meeting held May 9, 2007, with the one change as noted. Commissioner Curwen seconded the motion. Commissioner Sagers, Commissioner Gowans, and Commissioner Searle abstained from voting because they did not attend the meeting. Chairman Milne, Commissioner Montano, Commissioner Spence and Commissioner Curwen voted “Aye”.

Commissioner Searle moved to adjourn the meeting. Commissioner Spence seconded the motion. All members present voted “Aye”. The meeting adjourned at 7:14 p.m.

Approved this 13th day of June 2007.

Shawn Milne, Chairman