

TOOELE CITY PLANNING COMMISSION
June 11, 2008

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

Commission Members Present:

Shawn Milne, Chair
Phil Montano
Fran Garcia
Ken Spence
Jerald Sagers
Bob Gowans
Gary Searle
Steve Dale

Commission Member Excused:

John Curwen

City Employees Present:

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

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 Chairman Milne.

2. PUBLIC HEARING and RECOMMENDATION on final plat approval for Tooele City Commercial Park phase 5 amending and extending lot 8 of Tooele City Commercial Park phase 1 creating a 2.293 acre lot located at 195 S Milburn Drive.

Presented by Paul Hansen

Mr. Hansen reported that the plat looks more complicated than it really is. They are modifying the lot lines of an existing lot to protect land for the future right of way for Tooele Blvd. and add some additional property to the existing lot. This plat does not have any additional right of way dedication occurring with this amended single lot subdivision in the City's industrial park. This property is being exchanged by the City

with the developer of another lot for business purposes within the industrial park. City staff recommends approval of this final plat.

Chairman Milne clarified that the property exchange is with Mr. Rion Sundloff.

Mr. Hansen said that is correct.

Chairman Milne said that this is straight forward, much like they have done in the UID several times.

Mr. Hansen responded to say that the reason there are so many signature blocks is because they are modifying the easements at the same time so this single document will complete all of those transactions at one time.

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

Commissioner Gowans moved to close the public hearing. Commissioner Sagers seconded the motion. All members present voted “Aye”. The public hearing closed at 7:04 p.m.

Commissioner Gowans moved to make a favorable recommendation to the City Council on final plat approval for Tooele City Commercial Park phase 5 amending and extending lot 8 of Tooele City Commercial Park phase 1 creating a 2.293 acre lot located at 195 Millburn Drive. Commissioner Spence seconded the motion. All members present voted “Aye”.

3. PUBLIC HEARING and RECOMMENDATION on Ordinance 2008-10 repealing Tooele City Code Chapter 7-14 table 4 not regarding maximum detached garage size.

Presented by Rachelle Custer

Ms. Custer explained that on the bottom of the ordinance on table 4 included in the Commissioners packet it says “Note: Detached Garages shall not exceed 750 square feet floor area.” Staff feels that there is not any supporting documentation as to why this maximum is in the code. Staff also feels that with the accessory structure lot coverage limitations within the code they can effectively control the size of accessory buildings. All structures are allowed to cover 25% to 35% of the lot depending upon what zone they are in. Any single structure can only cover up to 8% of the lot without a conditional use permit. Staff feels that this note should be removed due to the fact that the sizing is already regulated by lot coverage. Staff recommends approval of ordinance 2008-10.

Mr. Baker stated that there is another section of the ordinance that allows detached garages as a permitted use up to 2,500 sq ft, only after that is a conditional use permit required. This creates a conflict with the ordinance.

Chairman Milne clarified that would be up to 2,500 sq ft if it doesn't exceed the 8%.

Mr. Baker said it depends on what the lot coverage maximum is.

Ms. Custer stated that if it exceeds 8%, 2,500 sq ft, or 15' in height it will still come before the Planning Commission. That is not changing.

Chairman Milne said that it doesn't really change much that the Planning Commission sees on detached garages.

Ms. Custer said that it is more of a technical correction to the ordinance.

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

Commissioner Sagers moved to close the public hearing. Commissioner Garcia seconded the motion. All members present voted "Aye". The public hearing closed at 7:07 p.m.

Commissioner Spence moved to make a favorable recommendation to City Council on ordinance 2008-10. Commissioner Sagers seconded the motion. All members present voted "Aye".

4. PUBLIC HEARING and RECOMMENDATION on ordinance 2008-08 amending Tooele City code 7-16-4 (Table 2) to clarify landscaping requirements.

Presented by Rachelle Custer

Ms. Custer stated that Tooele City code 7-16-4 Table 2 contains requirements for minimum required front yard landscape area, minimum required landscape area, and landscape requirements. The landscape requirement row in table 2 is blank except for the industrial and gateway overlays zoning districts. Note F1 addresses landscaping requirements at the end of table 2. City administration believes that note was intended to apply to all zoning districts and recommends that table 2 be amended to replace the blanks with the language "See Note F1". Staff recommends approval of ordinance 2008-08.

Chairman Milne clarified that the only exception is the industrial zone and this makes the ordinance conform.

Ms. Custer stated that was correct.

Chairman Milne stated that this is a public hearing if anyone would like to come forward and address the issue.

Cable Murray, 857 E. 790 N. addressed the commission. He asked for further explanation so he could understand the change correctly.

Ms. Custer explained the change and showed Mr. Cable the table that was referred to.

Commissioner Sagers moved to close the public hearing. Commissioner Montano seconded the motion. All members present voted "Aye". The public hearing closed at 7:11 p.m.

Commissioner Montano stated that this ordinance addresses that trees should be at least a 2" caliper tree. He wondered if it should be changed to a 3" caliper tree. So many trees die after they are planted.

Mr. Campbell stated that a 2" caliper tree is usually expensive and a 3" caliper tree would be much more. It is not really the thickness of a tree that is the issue, it depends if it is taken care of or not. A 2" caliper tree is usually what people can afford.

Commissioner Montano asked if a 3" caliper tree would be less likely to die than a 2" caliper tree.

Mr. Baker said that he has been told that larger calipers of trees are harder to transplant because the roots have to be cut and it causes trauma to the tree. A 2" caliper tree is easier to be transplanted.

Mr. Campbell agreed with Mr. Baker.

Mr. Baker said that the City is trying to avoid the 1/2" caliper trees that take a long time to grow.

Mr. Campbell said that large trees weighing thousands of pounds can still be transplanted.

Commissioner Dale said that 2"-3" caliper trees seem to be common, but you have to look at the variety of tree. Some specific varieties of trees are hardy and some are not.

Commissioner Montano was curious if a 3" caliper of tree would be likely to live longer. He feels that his question has been answered. He hates to see trees die within the City.

Chairman Milne said that there is a bond in place for major developments.

Ms. Custer stated that was not true on landscaping. Ms. Custer said they only bond the public way improvements. In residential they have a street tree bond, but once they verify the tree is in place and it matches the criteria, they release the bond. She also stated that this addresses commercial and industrial areas, not residential.

Commissioner Garcia moved to make a favorable recommendation to the City Council on ordinance 2008-08. Commissioner Sagers seconded the motion. All members present voted “Aye”.

5. **Review and Approval of Planning Commission minutes for meeting held May 28, 2008.**

The Commission suggested two typographical corrections on Page 3 and 4.

Commissioner Spence moved to approve the minutes of the Planning Commission meeting held May 28, 2008 with the typographical corrections as noted.

Commissioner Garcia seconded the motion. All members present voted “Aye”.

6. **Adjourn**

Commissioner Gowans moved to adjourn the meeting. Commissioner Sagers seconded the motion. All members present voted “Aye”. The meeting adjourned at 7:18 p.m.

Approved this 25th day of June 2008

Chairman Milne