

TOOELE CITY PLANNING COMMISSION
March 12, 2008

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

Commission Members Present:

Shawn Milne, Chair
Jerald Sagers
Gary Searle
Ken Spence
Bob Gowans
Steve Dale

Commission Members Excused:

Fran Garcia
Phil Montano
Jerald Sagers

City Employees Present:

Rachelle Custer, City Planner
Cary Campbell, Public Works Director
Councilman McCall, City Council Representative

Minutes prepared by Elisa Jenkins

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Sagers.

2. PUBLIC HEARING and Recommendation UID B Ave right of way dedication plat by Ward Engineering.

Presented by Rachelle Custer

Ms. Custer reported that Utah Industrial Depot has submitted a plat for the purpose of dedicating the right of way along B Avenue. Tooele City and UID have agreed that B Avenue is to be a dedicated public right of way. Staff recommends approval of the right of way plat.

Commissioner Dale noted that there are a few areas that run across an existing railroad right of way. He asked how that is being addressed.

Ms. Custer was not sure how Ward Engineering is handling that. She is aware of lengthy discussions between Ward Engineering and Mr. Hansen on getting this plat dedication done.

Chairman Milne asked if Ms. Custer foresees any problem with this issue.

Ms. Custer stated “no”. She stated that Mr. Hansen has looked at this plat.

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

Commissioner Searle moved to recommend UID B Avenue right of way dedication plat by Ward Engineering. Commissioner Gowans seconded the motion. All members present voted “Aye”.

3. **PUBLIC HEARING and Recommendation UID subdivision #9 a two lot two acre subdivision to be located at 440 – 470 South Jade Street by Ward Engineering.**

Presented by Rachelle Custer

Ms. Custer reported that this minor subdivision is subdividing two acres into two lots. The purpose of the subdivision is for the sale of the lots. This is a minor subdivision because it is under 10 lots and there is not any road dedication. Staff recommends approval of this minor subdivision.

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

Commissioner Gowans moved to recommend the UID Minor subdivision #9 a two lot two acre subdivision to be located at 440 – 470 South Jade Street by Ward Engineering upon the staff recommendation. Commissioner Dale seconded the motion. All members present voted “Aye”.

4. **PUBLIC HEARING and Recommendation UID Minor subdivision #12 a one lot .690 acre subdivision to be located at 385 S Old Lodestone Way by Ward Engineering.**

Presented by Rachelle Custer

Ms. Custer reported that this minor subdivision is subdividing one 0.690 acre lot. The purpose of the subdivision is for the sale of the lot. This is a minor subdivision because it is under 10 lots and there is not any road dedication. Staff recommends approval of the minor subdivision.

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 Sagers moved to close the public hearing. Commissioner Spence seconded the motion. All members present voted "Aye". The public hearing closed at 7:09 p.m.

Commissioner Spence moved to recommend the final plat approval for UID Minor Subdivision No. 12 a one lot subdivision consisting of 0.690 acres located at 385 S Old Lodestone Way by Ward Engineering. Commissioner Searle seconded the motion. All members present voted "Aye".

5. **PUBLIC HEARING and Motion on Conditional use permit for LDS Church to be located at 220 West 2200 North by ASWN Architects.**

Presented by Rachelle Custer

Ms. Custer reported that the LDS Church is requesting a CUP to construct the Tooele North Stake to be located at 220 West 2200 North. Religious institutions are allowed in residential zones by conditional use. Elevations and site plat of the building are included in the commissioner's packets.

Staff recommends approval of the conditional use permit with the following conditions:

1. All lighting must be directed down onto property.
2. All mechanicals must be screened.
3. Masonry dumpster enclosure must be provided
4. Water rights must be provided as per City Code and also water detention must be mitigated on site.

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

Commissioner Dale noted that under the conditions of the subdivision approval on August 3, 2005 and February 21, 2007, the City Council added the condition that street lighting on 2200 North and 220 West follow the standards of the North Tooele Special Service District (NTSSD).

Chairman Milne asked Commissioner Dale if his intent is to have the lighting mirror the NTSSD requirements. Commissioner Dale said that would be his intent.

Ms. Custer said that City Council is aware of this.

Chairman Milne asked if they can make this a condition. Ms. Custer stated that it is appropriate to make that a condition.

Chairman Milne asked where the NTSSD boundaries are.

Commissioner Dale said that this is not within the boundaries. The subdivision to the East is part of the NTSSD. The Junior High also put lights in to the NTSSD requirements.

Mr. Campbell said that 2200 North is supposed to meet the criteria of the NTSSD, but the area to the north does not.

Commissioner Dale asked if there were any fencing requirements.

Chairman Milne stated not on this one. The Junior High already has a fence that runs along the boundary of the property.

Commissioner Dale asked about the south side of the property.

Mr. Campbell said that the site plan shows white vinyl fencing along the west and south side of the property.

Commissioner Dale remembered in previous church approvals that fencing was required when it is adjacent to residential lots. The south boundary of this property is the most pertinent.

Commissioner Gowans stated that in the past where the churches border residential they have required fencing.

Mr. Campbell said that the site plan shows fencing everywhere except for the streets.

Commissioner Gowans moved to approve the Conditional Use Permit for LDS Church to be located at 220 West 2200 North with the following conditions:

1. **All lighting must be directed down onto property.**
2. **All mechanicals must be screened.**
3. **Masonry dumpster enclosure must be provided**
4. **Water rights must be provided as per City Code and also water detention must be mitigated on site.**
5. **Church provides street lighting in accordance to the North Tooele Special Service District.**

Commissioner Dale seconded the motion. All present voted “Aye”.

6. **Review and Approval of Planning Commission minutes for meeting held February 27, 2008.**

Commissioner Gowans moved to approve the minutes of the Planning Commission meeting held February 27, 2008. Commissioner Spence seconded the motion. All members present voted “Aye” except, Commissioners Searle, Sagers, and Dale who abstained because they were not in attendance at the meeting.

Commissioner Gowans thanked the staff for their recommendations in approving items it helps expedite things, and is helpful to the Commission.

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

Discussion Item: West Point Meadow Condominium design updates 744-756 W 600 N.

Ms. Custer stated that West Point Meadows were supposed to bring renderings to this meeting, but they did not come. Ms. Custer explained that their most current buildings meet the design guideline criteria but they have omitted two half round windows that were approved on the plat. Staff feels that is a minor omission and they do meet the design guideline criteria but because this was an approved plat by the Planning Commission they wanted to discuss and get feedback.

Mr. Campbell stated that these windows were omitted on the buildings that are there currently. Staff feels like they need to build the rest of the buildings according to the plat. The particular windows that they had would not fit and that is why they were omitted.

Mr. Custer stated that they will have to change the structural design of the building plan to make the windows fit. Ms. Custer has instructed them that they have to build what has been approved on the plat or they need to amend the plat.

Mr. Campbell stated that this is important to the project because they wanted a Certificate of Occupancy last week, but the City has not issued that yet. They wanted to get input from the Commission before the Certificate of Occupancy is issued.

Chairman Milne asked if staff recommends this.

Ms. Custer stated that they meet the design guideline criteria.

Commissioner Gowans stated that he would agree with the staff recommendation. This can be done for these two buildings but needs to be fixed for the future buildings.

Chairman Milne echoed that with the clear understanding that otherwise they need to come back and have the plat amended in the future.

Mr. Campbell said that West Point Meadows should have come to the City in the first place before deciding to omit the windows.

Chairman Milne stated that this should be a high priority.

Commissioner Dale concurred because the plat is recorded with those elevations and it is part of the public record, any future buildings need to have the plats amended.

Chairman Milne stated that is the general consensus of the Commission.