

**TOOELE CITY PLANNING COMMISSION**  
**April 9, 2008**

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

**Commission Members Present:**

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

**Commission Members Excused:**

John Curwen  
Bob Gowans

**City Employees Present:**

Rachelle Custer, City Planner  
Roger Baker, City Attorney  
Paul Hansen, City Engineer  
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 Commissioners Curwen and Gowans from the meeting.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Milne.

**2. PUBLIC HEARING and Recommendation on UID G Avenue right of way dedication plat by Ward Engineering.**

Presented by Rachelle Custer

Ms. Custer stated that Utah Industrial Depot (UID) has submitted a plat for the purpose of dedicating right of way along G Avenue. Currently G Avenue is not a dedicated public road within the UID development. Tooele City and UID have agreed that G Avenue is to be a dedicated public right of way. Staff recommends approval of the right of way plat.

Chairman Milne stated that he understands this to be a formality for subdividing parcels.

Ms. Custer stated that as parcels are subdivided off this will prevent them from having to dedicate the right of way along this road at that time.

Commissioner Dale asked how many roads will be dedicated in the UID to the City.

Mr. Baker stated that the City has agreed with UID which rights of way roads will be public and what their widths will be. He continued to say that they are mostly the main connecting corridors, not the grid roads leading to individual buildings. He pointed out on the overhead which roads will be dedicated. Mr. Baker stated that Emerald and James Way are roads that they have unresolved issues and are not ready to be dedicated yet. He stated that Emerald Way has a protection strip issue that will be resolved and the issue with James Way is how to make it connect. Ward Engineering will have to work on James Way.

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 Garcia seconded the motion. All members present voted “Aye”. The public hearing closed at 7:05 p.m.

**Chairman Milne moved to make a favorable recommendation to the City Council on UID G Avenue right of way dedication plat.** Commissioner Sagers seconded the motion. All members present voted “Aye”.

3. **PUBLIC HEARING and Recommendation on UID I Avenue right of way dedication plat by Ward Engineering.**

Presented by Rachelle Custer

Ms. Custer stated that this is also a right of way dedication plat in the UID by Ward Engineering. Tooele City and UID have agreed that I Avenue is to be a dedicated public right of way. Staff recommends approval of the right of way 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.

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

**Commissioner Dale moved to make a favorable recommendation to the City Council on UID I Avenue right of way dedication plat.** Commissioner Sagers seconded the motion. All members present voted “Aye”.

4. **PUBLIC HEARING and Recommendation on UID James Way right of way dedication plat by Ward Engineering.**

Chairman Milne stated that they have been asked to table the James Way right of way dedication plat for some changes that will be made to the plat.

**Commissioner Searle moved to table the UID James Way right of way dedication plat.** Commissioner Sagers seconded the motion. All members present voted “Aye”.

5. **PUBLIC HEARING and Recommendation on UID Garnet Street right of way dedication plat by Ward Engineering.**

Presented by Rachelle Custer

Ms. Custer stated that Garnet Street is one of the large roads within the UID. Tooele City and UID have agreed that Garnet Street is to be a dedicated public right of way. Staff recommends approval of the right of way plat.

Commissioner Sagers asked if Tooele City will do the maintenance on these roads.

Ms. Custer stated that there is a development agreement for infrastructure maintenance that addresses at what time and after what monetary value Tooele City accepts responsibility of these infrastructures.

Mr. Bakers indicated that time frame is rapidly coming to a close. Tooele City will need to accept responsibility of these roads.

Commissioner Sagers asked if the roads will be upgraded and the potholes fixed or does the City accept them as is.

Ms. Custer and Mr. Baker said the City accepts them as they are.

Chairman Milne reiterated that the roads will not have anything done to them before they become the City’s responsibility.

Mr. Baker said that UID has an obligation by contract to repair pot holes that need to be repaired. The roads are legally the City’s responsibility. By contract responsibility was temporarily shifted to the UID.

Paul Hansen stated that this is solely a dedication of right of way. There are no new developments that are adjacent to this property at this time. As new developments come in, certain areas of the roads will be upgraded and improved where currently there are no structures adjacent to them. The development agreement does not require road upgrades for existing buildings. He doesn't want the Planning Commission to think that these roads will never be upgraded. There will be upgrades as new developments occurs and in accordance with the existing development agreement.

Commissioner Dale stated that they are dedicating roads where certain segments are undeveloped and as they require improvements on those portions in the future will they have portions of these roads that are improved and portions that will remain unimproved?

Paul Hansen stated "yes". He stated that it is no different than 1000 N. They will bring to the Planning Commission a dedication plat for future 1000 N right of way, however there are no immediate plans to develop adjacent to it or build full width. The first process is to secure the right of way then that allows the City to have control over the improvements that will occur over time. There is a distinction between this and a subdivision 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 Dale seconded the motion. All members present voted "Aye". The public hearing closed at 7:13 p.m.

**Commissioner Spence moved to make a favorable recommendation to the City Council on UID Garnet Street right of way dedication plat.**

Commissioner Searle seconded the motion. All members present voted "Aye".

**6. Review and Approval of Planning Commission minutes for meeting held March 26, 2008.**

**Commissioner Sagers moved to approve the Planning Commission minutes for the meeting held March 26, 2008.** Commissioner Garcia seconded the motion. All members present voted "Aye" except for Commissioners Milne, Sagers and Montano who were not present at that meeting.

**Commissioner Searle moved to adjourn the meeting.** Commissioner Garcia seconded the motion. All members present voted "Aye". The meeting adjourned at 7:15 p.m.

**Discussion Item**

1. “Saving the World Through Zoning” – Jan 2008 APA Article

No minutes were taken on the discussion item.

Approved this 23<sup>rd</sup> day of April 2008

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Chairman Milne