

TOOELE CITY PLANNING COMMISSION
March 26, 2008

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

Commission Members Present:

John Curwen, Vice Chairman
Bob Gowans
Fran Garcia
Ken Spence
Jerald Sagers
Steve Dale

Commission Members Excused:

Shawn Milne
Gary Searle
Phil Montano

City Employees Present:

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

Minutes prepared by Elisa Jenkins

The meeting was called to order by Vice Chairman Curwen at 7:00 p.m. Vice Chairman Curwen excused Commissioners Milne, Searle, and Montano from the meeting.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chairman Curwen.

2. PUBLIC HEARING and Recommendation on ordinance 2008-02 assigning the R1-12 zoning district to 16 acres and creating a planned unit development zoning overlay on property zoned R 1-7 and R 1-12 located South of Skyline Dr and West of the Deer Hollow Phase 7 subdivision.

Presented by Rachelle Custer

Ms. Custer explained that Bison Ridge is a 53 acre subdivision located south of Skyline in the Sensitive Area Overlay. Titan development submitted a rezone petition on June 7, 2007 requesting 16 acres be rezoned from MU-160 to R1-12.

By rezone petition signed September 14, 2007, Titan requested that Bison Ridge receive a Planned Unit Development overlay zone designation for the purpose of decreasing some lot setbacks to “allow a much nicer home to be built on the lots”. Bison Ridge will contain no lots smaller than 12,000 sq ft., in keeping with the Sensitive Area Overlay. The minimum setbacks in the Sensitive Area Overlay are front 25 ft, rear 40 ft, and side 20 ft. Titan is requesting in the PUD Ordinance that they get the setbacks as follows: 30 ft front, 30 ft rear, and side 12 ft. Staff recommends approval of this ordinance with the condition that the developer participates in the cost of a pump station and a water line through the property to get water from tank #5 to this development. They also need to cooperate with the City to get easements through the property for this water line to be installed. Ms. Custer stated that this ordinance strictly addresses PUD setbacks. This approval does not vest any subdivision or plat approvals. The developer must also abide by all City codes and development requirements.

Mr. Baker explained to the Commission that the wording “to allow a much nicer home to be built” is the language that the developer put in the rezone application.

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

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

Mr. Baker commented that the conditions that should be attached to the recommendation are already contained in the draft ordinance and that is why they are not in the staff report.

Commissioner Garcia moved to recommend ordinance 2008-02 assigning the R 1-12 zoning district to 16 acres and creating a planned unit development zoning overlay on property zoned R 1-7 and R 1-12 located South of Skyline Dr and West of the Deer Hollow Phase 7 subdivision with the conditions set forth in ordinance 2008-02.. Commissioner Gowans seconded the motion. All members present voted “Aye”.

3. **PUBLIC HEARING and Recommendation on ordinance 2008-04 enacting Tooele City Code section 7-19-18.1 regarding the installation and maintenance of certain public improvement of double-frontage lots.**

Presented by Rachelle Custer

Ms. Custer explained that Councilman Wardle has asked that a public hearing be held on this item, but a recommendation be tabled to a later date. The committee would like to get a little more input and possibly rework this ordinance. For several

years the Planning Commission and City Council have observed and commented upon the challenges posed by subdivisions that incorporate double frontage lots, or lots fronting two roads, which challenges include both installation and maintenance of public improvements adjacent to the second (rear) frontage. A committee was formed to address the challenges faced by double frontage lots. The ordinance presented is the result of the committees' findings.

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

Dan Egelund, 11326 E 700 S, addressed the Commission. He asked if the Commission would table this ordinance until there can be more input by the public. He also asked that it be tabled for at least thirty days. He appreciates the Commission's consideration.

Chris Sloan, 503 E 700 N, addressed the Commission. He would like to echo what Mr. Egelund stated. He has spoken to Councilman Wardle regarding this ordinance and he has been great to work with. Mr. Sloan represents several different business entities and would like the opportunity to make the ordinance a better fit.

Commissioner Gowans asked Mr. Baker if it would be better to leave the public hearing open for more comments from the public.

Mr. Baker suggested that this public hearing be closed and that a new public hearing be advertised the next time this comes back to the Commission.

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

Commissioner Gowans moved to table agenda item #3 until staff feels it is ready to come back to the Commission. Commissioner Spence seconded the motion. All members present voted "Aye".

Ms. Custer stated that the staff hopes to re-present this ordinance in four weeks.

4. **Review and Approval of Planning Commission minutes for meeting held March 12, 2008.**

Commissioner Dale moved to approve the Planning Commission minutes from March 12, 2008 as presented. Commissioner Sagers seconded the motion. All members present voted "Aye" except Vice Chairman Curwen and Commissioner Garcia because they were not in attendance at the meeting.

Commissioner Gowans moved to adjourn the meeting to the discussion items.
Commissioner Sagers seconded the motion. All members present voted "Aye".
The meeting adjourned at 7:12 p.m.

Discussion Items

1. Shared parking discussion for building addition at First Assembly of God 127 N 7th St.
2. Density increase in MU-B.

No minutes were taken on the discussion items.

Approved this 9th day of April 2008

Chairman Milne