

**TOOELE CITY PLANNING COMMISSION MINUTES**  
**February 25, 2009**

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

**Commission Members Present:**

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

**Commission Members Excused:**

John Curwen  
Fran Garcia

**City Employees Present:**

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

**Others Present:**

Steve Pruden, City Council Chairman

Minutes prepared by Elisa Jenkins

The meeting was called to order by Chairman Spence at 7:00 p.m. Chairman Spence excused Commissioners Curwen and Garcia from the meeting.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Gowans.

**2. Motion on conditional use permit to allow an 85 unit multi-family residential project to be constructed on 5.34 acres at 880 South 1050 W by Pine Canyon Investments.**

Presented by Paul Hansen

Mr. Hansen indicated that the developer commissioned Hales Engineering to perform a traffic study on their behalf. (A copy of the traffic study report is included with these

minutes as Exhibit A.) The City is familiar with Hales Engineering; the City has used Hales Engineering on past projects. Mr. Hales looked at a number of different road accesses and intersections in this study. The Commission questioned two of the principal accesses into this development at the last Planning Commission meeting. Mr. Hansen recalled the accesses in question were 700 South and 200 South where they came into Coleman Street. The study took into consideration that those roadways are not complete. The net findings of the study were that this development will generate daily trips of about 639 cars in and out. It does increase traffic; however when looking at the capacity of the roads and the factors the resulting recommendation was that no further mitigation would be necessary for those locations. It also does increase traffic immediately adjacent to the proposed development, but the roadways that are carrying this traffic are 60 ft right-of-way roads. Those roads are capable of carrying in excess of 3,000 vehicles per day. Mr. Hansen indicated to the Commission that Mr. Hales was in attendance if they had any specific questions.

Commissioner Gowans said that the part of 200 South that he is concerned with is near the church and by the ball field where the road narrows. He said that every year the fence gets knocked by cars running into it because of the part that is not finished.

Mr. Hales stated that the right-of-way width of the road is there but that part of the road is constrained because it is not fully paved. The roadway can still handle the additional capacities. There is safety issue that should be recognized, improvements will need to be made at some time in the future.

Mr. Baker stated that if there is a safety problem, it is one that already exists, not one that is caused by this development. The City needs to widen the road at some point, but that cannot be done at this time for budgetary reasons.

Commissioner Gowans said there have been many accidents on 200 S because the road is narrow in that area. He is concerned for the added number of vehicles that will be using this road.

Commissioner Montano asked where the entrances into the development are?

Mr. Hales said that there is an access on 810 South and an access on 1050 West.

Commissioner Montano asked if there is access on the south side of the development?

Mr. Hales said no.

Commissioner Montano noted that there are only two accesses in and out of this development and the City has plans to widen the 700 South and 200 South roadways but it cannot be done right now.

Commissioner Dale asked if there was an aerial photograph of this proposed area.

Mr. Hansen showed an aerial view of the property on the screen to the Commission and the audience indicating where this development is proposed to be built.

Commissioner Montano noted that 700 South extends a little further west than what the map was showing.

**Commissioner Milne moved to approve a conditional use permit to allow an 85 unit multi-family residential project to be constructed on 5.34 acres at 880 S 1050 W, with the staff recommendation to allow for up to 16 units per acre. He also strongly suggested to the developer to provide trees in the area that borders the single family homes to help with noise and light abatement.** Commissioner Sagers seconded the motion. All members present voted “Aye”.

3. **PUBLIC HEARING and RECOMMENDTION on final plat approval for 520 East Street Church Subdivision. A 1.1 acre one lot subdivision adding property to the east of existing church lot located at 751 N 520 E by LDS Church.**

Chairman Spence deferred this agenda item to Vice-Chairman Milne.

Presented by Rachelle Custer

Ms. Custer stated that the LDS church is requesting a subdivision to add what were possibly five residential lots to the east of their lot. The reason for this addition of land is to construct a recreation area with a pavilion. The pavilion is the only structure that will be on the property the rest will be green space and recreation area. 620 East Street is master planned to be developed along the eastern boundary of the newly proposed lot. The applicant has requested of the City Council that construction of the 620 East roadway be deferred until the subdivision is developed and at that time the developer of the housing subdivision has agreed to put the road in. The church will be required to purchase water rights for the additional demand. Staff recommends approval of the final plat with the condition that the letter from Mr. Bennion concerning the 620 East improvements be recorded along with the plat for the property on which the roadway will be built.

Commissioner Dale asked if the agreement goes with the property.

Ms. Custer said yes it will be recorded with the plat for the property on which the roadway will be built. (A copy of the letter from Mr. Bennion was included in the Commissioners packet.)

Mr. Baker indicated that the County will not record the letter it until it is notarized and the parcel number is referenced on it.

Ms. Custer stated that will be taken care of.

Vice-Chairman Milne stated that this is a public hearing if anyone would like to come forward and address the Commission. 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 7:20 p.m.

**Commissioner Sagers moved to make a positive recommendation on final plat approval for 520 East Street Church Subdivision. A 1.1 acre lot subdivision adding property to the east of existing church lot located at 751 N 520 E.** Commissioner Dale seconded the motion. All members present voted “Aye” except for Chairman Spence who excused himself on this item.

Vice-Chairman Milne deferred the rest of the agenda back to Chairman Spence.

**4. PUBLIC HEARING and RECOMMENDATION on preliminary plan approval for Gleneagles phase 4, 5, 6 & 7 subdivision. A 32.2 acre 107 lot subdivision located at 930 North 600 West by Hamlet Development.**

Presented by Rachelle Custer

Ms. Custer explained that Hamlet Homes is requesting preliminary plan approval to construct 100 single family homes and one commercial lot. The lots will range in size from 6,000 sq ft to 14,600 sq ft with 7 remaining townhome lots ranging in size from 1,900 sq ft to 3,500 sq ft. Gleneagles is a PUD. The zoning is HDR. They are building less than what is allowed in the zone. Staff recommends approval for the preliminary plan.

Commissioner Dale asked if Berwick Drive is public or private.

Mr. Hansen indicated that this is currently a private road that will be made public once the final plats are approved and recorded.

Commissioner Dale asked if it includes additional improved open space in parcel B.

Ms. Custer said that parcel C and D are open space.

Mr. Hansen said that this preliminary plan does not add any new open space; rather it modifies the existing open space that this new public road cuts through the middle of. There is no new open space created.

Commissioner Dale asked who improves the open space areas. When do they come into play?

Michael Brodsky with Hamlet Homes addressed the Commission. Mr. Brodsky said that the open spaces are already part of an approved subdivision that was approved years ago.

The change that is being made with this preliminary plan is it is making Berwick Drive which was a private road into a public road to accommodate the 100 single family homes. The modification to do that takes away a small portion of open space. He also noted the changes in density. It is approved to have 538 residential units which include: 280 apartments, 110 townhomes, and 148 single family lots. They are reducing the overall density from 538 units to 302.

Commissioner Dale said that he recalls the southern portion of Parcel B as being weeds.

Mr. Brodsky stated that was never approved as improved open space. It was always intended to be left in its natural state.

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

Mr. Brodsky indicated that a letter was sent out to all residents of Gleneagles identifying the changes that the developer is making, including the plats. He was surprised that there were not any residents at the meeting.

**Commissioner Milne moved to close the public hearing.** Commissioner Sagers seconded the motion. All members present voted "Aye". The public hearing closed at 7:28 p.m.

**Commissioner Milne moved to make a favorable recommendation to City Council on preliminary plan approval for Gleneagles phase 4, 5, 6, & 7 subdivision. A 32.2 acre 107 lot subdivision located at 930 North 600 West.** Commissioner Searle seconded the motion. All members present voted "Aye".

**5. Review and Approval of meeting minutes fro Planning Commission meeting held January 28, 2009.**

**Commissioner Gowans moved to approve the minutes as presented.** Commissioner Milne seconded the motion. All members present voted "Aye", except for Commissioner Dale who abstained.

**6. Adjourn**

Chairman Spence adjourned the meeting at 7:30 p.m.

Approved this 11<sup>th</sup> day of March 2009

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Chairman Spence