

TOOELE CITY PLANNING COMMISSION MINUTES
April 22, 2009

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

Commission Members Present:

Ken Spence, Chair
Shawn Milne
Phil Montano
Fran Garcia
John Curwen
Steve Dale
Jerald Sagers

Commission Members Excused:

Gary Searle
Bob Gowans

City Employees Present:

Rachelle Custer, City Planner
Doug Bayly, Assistant City Attorney
Cary Campbell, Public Works Director
Paul Hansen, City Engineer
Dave McCall, City Council Representative

Minutes prepared by Elisa Jenkins

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Sagers.

2. MOTION on concept approval for CABCO Tooele business Condominiums. An eight suite condo plat located at 95 W 1180 N by CABCO Tooele.

Presented by Rachelle Custer

Ms. Custer stated that she will introduce the next two items together but they will need separate motions.

Ms. Custer stated that CABCO of Tooele has recently constructed a building at 95 W 1180 N. The building is being built for NAPA Auto Parts and Genesis Dental. There are

other tenant suites available for other uses. The owner has decided to condo the building in order to sell the suites to the individual occupants rather than lease them out. The building and grounds will be under common ownership with each individual suite being owned by its occupant. Due to the size of this project and the fact that the building is already under construction staff is requesting that concept approval and final plat recommendation be considered at the same time. Staff has reviewed the plat and found it to be correct and complete. Condo declarations have been received and reviewed. Staff recommends concept approval and a favorable recommendation on the final plat.

Commissioner Milne moved to accept concept approval for CABCO Tooele Business Condominiums, an eight suite condo plat located at 95 W 1180 N.

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

3. PUBLIC HEARING and RECOMMENDATION on final plat approval for CABCO Tooele Business Condominiums. An eight suite condo plat located at 95 W 1180 N by CABCO Tooele.

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

Commissioner Milne 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 Milne moved to make a favorable recommendation to City Council on final plat approval for CABCO Tooele Business Condominiums. An eight suite condo plat located at 95 W 1180 N by CABCO Tooele. Commissioner Sagers seconded the motion. All members present voted “Aye”.

4. PUBLIC HEARING and RECOMMENDATION on final plat approval for Utah Avenue Town Homes. An eight lot town home on 2.03 acres to be located at First St and Utah Avenue by Lakepoint Development, L.C.

Presented by Rachelle Custer

Ms. Custer explained that Lakepoint Development is requesting a minor subdivision of 2.03 acres to create eight lots for a town home development. The subdivision is in an R 1-7 zone. The lots will be clustered together and will range from 4,653 sq ft to 6,721 sq ft. The density does not exceed the allowed density for the zone. Staff recommends a favorable recommendation on the plat.

Chairman Spence asked if the preliminary plan has come before the Commission previously.

Ms. Custer indicated that this plat is under 10 lots and does not have right of way dedication therefore it is a minor subdivision and only final plat approval is required.

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

Commissioner Milne 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 Milne moved to make a favorable recommendation to City Council on final plat approval for Utah Avenue Town Homes. An eight lot town home development on 2.03 acres to be located at First Street and Utah Avenue.

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

5. **PUBLIC HEARING and RECOMMENDATION on preliminary and final plat approval for TLI Subdivision. A two lot 15.75 acre subdivision to be located at 100 East 1000 N by Kevin Hunt.**

Presented by Rachelle Custer

Ms. Custer explained that the developer is requesting preliminary and final plat approval to create two lots at approximately 100 East 1000 North. Lot 1 will be 3 acres and lot 2 will be 12.69 acres. The property is zoned Light Industrial. The subdivision requires .06 acres of right of way dedication along 1000 North. The plat reflects a 75 ft PU & DE along the eastern boundary. The easement is to set aside for future right of way for 100 East. They are not dedicating the roadway at this time nor is it being constructed at this time but they are setting aside an easement so that utilities can be constructed. Because of the right of way dedication, both preliminary and final plat approval are required. Due to the subdivision being fewer than 10 lots staff is recommending the preliminary and final plat approval be done at the same time. Staff recommends a favorable recommendation on both the preliminary and final plat.

Commissioner Milne asked where this subdivision is located.

Mr. Hansen showed the Commission on the overhead map where the subdivision is located.

Commissioner Milne noted that this is a large parcel that extends northward to near 1280 North.

Commissioner Dale asked about the public utility and drainage easement.

Ms. Custer stated that it is not being set aside as a right of way at this time, but that it is going to be used as a public utility easement at this time. That could be where 100 East could be platted to go. They are not constructing 100 East right now.

Mr. Hansen also stated that there is a sewer line off of 1000 North that will tie into the sewer line near Sonic and Standard Plumbing. They chose to set aside the easement with anticipation in the future that there could be a road along the eastern boundary of this property.

Chairman Spence 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 Garcia seconded the motion. All members present voted “Aye”. The public hearing closed at 7:13 p.m.

Chairman Milne moved to make a favorable recommendation to City Council on preliminary and final plat approval for TLI Subdivision. A two lot 15.75 acre subdivision to be located at 100 East 1000 North. Commissioner Sagers seconded the motion. All members present voted “Aye”.

6. PUBLIC HEARING and RECOMMENDATION on preliminary and final plat approval for Tooele City Commercial Park phase 6. A two lot 13.32 acre subdivision to be located at 200 S Tooele Boulevard by Tooele City RDA.

Presented by Rachelle Custer

Ms. Custer explained that the Tooele City RDA is requesting preliminary and final plat approval for a two lot subdivision at 200 S Tooele Boulevard. The zoning is Light Industrial. Lot 1 is 1.174 acres and lot 2 is 8.322 acres. Lot 2 will be the future site for the Tooele City School District Community Learning Center. The subdivision also dedicates right of way for Tooele Boulevard and 200 South. Due to the right of way dedication both preliminary and final approval are required. Staff requests preliminary and final plat be addressed together because the subdivision is less than 10 lots. Staff recommends a favorable recommendation on both the preliminary and final plat.

Commissioner Dale noted that it is not part of this plat but the plat suggests an improved road extending south along 1000 West and tying into 200 South.

Mr. Hansen indicated that it is shown only to reflect future planning and is not being dedicated at the present time. 1000 West, where it comes into 200 South will be improved by the developer in order for it to be a safer intersection. In the future, 1000 West, will be aligned as shown on the plat so they do not have off set street intersections. That action will be done in the future.

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

Commissioner Milne moved to close the public hearing. Commissioner Garcia seconded the motion. All members present voted “Aye”. The public hearing closed at 7:17 p.m.

Commissioner Milne moved to make a favorable recommendation to City Council on preliminary and final plat approval for Tooele City Commercial park phase 6. A two lot 13.32 acre subdivision to be located at 200 South Tooele Boulevard. Commissioner Garcia seconded the motion. All members present voted “Aye”.

7. PUBLIC HEARING and RECOMMENDATION on preliminary and final plat approval for Gateway Business Park Phase III. A one lot 6 acre subdivision to be located at 2356 N 400 E by Med West Holdings, LLC.

Presented by Rachelle Custer

Ms. Custer stated that Med West Holdings, LLC is requesting preliminary and final plat approval for one 6 acre lot subdivision located at 2356 N 400 East. The lot is the site of the Northpointe Medical Center. The zoning on the property is Light Industrial. There are currently two buildings under construction on the lot. The subdivision dedicates .06 acres along 2400 North and .7 acres on 470 East. Because of the right of way dedication preliminary and final plat approval are required. Due to the size of the subdivision staff is requesting that preliminary and final approval be addressed at the same time. Staff recommends a favorable recommendation on the preliminary and final plat.

Chairman Spence 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 Milne seconded the motion. All members present voted “Aye”. The public hearing closed at 7:18 p.m.

Chairman Spence moved to make a favorable recommendation on preliminary and final plat approval for Gateway Business Park Phase III. A one lot 6 acre subdivision to be located at 2356 N 400 East by Med West Holdings, LLC. Commissioner Milne seconded the motion. All members present voted “Aye”.

8. Review and Approval of meeting minutes for Planning Commission meeting held March 25, 2009.

Commissioner Milne moved to approve the minutes as presented. Commissioner Garcia seconded the motion. All members present voted “Aye”.

9. Adjourn

Commissioner Milne moved to adjourn the meeting. Commissioner Garcia seconded the motion. All members present voted “Aye”. The meeting adjourned at 7:20 p.m.

Approved this 13th day of May 2009

Chairman Spence