

TOOELE CITY PLANNING COMMISSION MINUTES
August 22, 2018

Date: Wednesday, August 22, 2018

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

Commission Members Present:

Melanie Hammer
Tony Graf
Tyson Hamilton
Shauna Bevan
Phil Montano
Chris Sloan
Bucky Whitehouse

Commission Members Excused:

Matt Robinson
Brad Clark

City Employees Present:

Mayor Debra E. Winn
Jim Bolser, Community Development and Public Works Director
Roger Baker, City Attorney
Paul Hansen, City Engineer
Ron Kirby, Police Chief
Andrew Aagard, City Planner

Council Member Present:

Council Member McCall
Council Member Gochis

Minutes prepared by Amanda Graf

Commissioner Sloan called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Hamilton

2. Roll Call

Melanie Hammer, Present
Tony Graf, Present
Tyson Hamilton, Present

Shauna Bevan, Present
Phil Montano, Present
Chris Sloan, Present
Bucky Whitehouse, Present

Since Chairman Robinson was absent, Chris Sloan, the Vice-Chairman, served as the Chairman for the meeting.

3. Public Hearing and Decision on a Conditional Use Permit request for Modspace for the purpose of Accessory Outside Storage in the I Industrial zoning district on approximately 20 acres located at approximately 600 North Industrial Loop Road.

Presented by Jim Bolser

This is an application for a Conditional Use Permit for accessory outside storage. They are repurposing the existing Conestoga Woods building. A map was shown at the meeting indicating the location of the business. Modspace builds modular trailers for construction sites among other similar structures. These trailers are put on construction sites for use as office space and removed once the construction project is completed. The intent is to take the vacant area on the east side of the building, surface it, enclose it with fencing, and use that area for storage of the units until they are shipped out to their destination sites. This is a conditional use for that use specifically. The site plan was shown at the meeting. The dark area shown on the site plan on the screen is the area where the outside storage will be located.

Chairman Sloan asked the Commission if they had any comments or concerns; there weren't any.

Chairman Sloan opened the public hearing; there weren't any comments. Chairman Sloan closed the public hearing.

Commissioner Bevan moved to approve the Conditional Use Permit Request by Andy Wright, representing Modspace for Accessory Outside Storage, application number P18-422, based on the findings and subject to the conditions listed in the Staff Report dated August 2, 2018. Commissioner Whitehouse seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Hamilton, "Aye," Commissioner Bevan, Commissioner Whitehouse, "Aye," Commissioner Montano, "Aye," Chairman Sloan, "Aye." The motion passed.

4. Decision on a request for Site Plan Design Review to allow reduced setbacks on property located at approximately 133 South 50 West

Presented by Jim Bolser

There are certain provisions in the City Code that specify setback requirements. They have an allowance under the design review that allows for them to be reduced under approval from the Planning Commission. A map was shown at the meeting showing the area where the reduced setbacks are

requested. The intent is to reduce the setback requirement on one building. There's an existing building on the site. They are proposing two additional buildings: one directly south of the existing building, and one that would be in line with the existing building between the existing building and the street. They are requesting a reduction in two setback requirements: the setback itself, and the frontage landscaping requirement. They are requesting a reduced setback on 50 West from 20 feet to 1 foot.

Chairman Sloan asked the Commission if they had any comments or concerns.

Commissioner Graf asked if there would be any sidewalks on the property. Mr. Bolser stated that the project is outside of the right-of-way where sidewalk is typically located. The entire project is on private property. This property lies within one of the in-fill overlay districts of the City that allows for a reduction in right-of-way construction requirements. One of the reductions for 50 West is the removal of the sidewalk requirement. Mr. Bolser indicated on the map shown at the meeting the gray outline that demonstrated their full compliance with the requirements of the overlay district for construction of the right-of-way.

Commissioner Montano asked if the applicants will be providing additional pavement for 50 West.

Mr. Bolser showed on the map shown at the meeting the area indicating the roadway they will be adding for the project. It is minimal but they will be providing some roadway to meet the minimum requirements.

Chairman Sloan asked the Commission if they had any other comments or concerns; there weren't any.

Commissioner Whitehouse moved to approve the Site Plan Design Review Request by Jake Tate, representing Anderson, Wahlen & Associates, application number P18-338, based on the findings and subject to the conditions listed in the Staff Report dated August 16, 2018. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Hamilton, "Aye," Commissioner Bevan, Commissioner Whitehouse, "Aye," Commissioner Montano, "Aye," Chairman Sloan, "Aye." The motion passed.

5. **Public Hearing and Recommendation on ordinance 2018-14, an ordinance of the Tooele City Council reassigning the zoning designation for property located at approximately 200 East 1000 North to the MDR Medium Density Residential zoning district and creating a Planned Unit Development zoning overlay to allow for a 136-unit senior living residential development on approximately 26.67 acres.**

Presented by Jim Bolser

This is a review only for the Zoning Map itself, not the development. The property will front 1000 North, and have an interior property behind Scholar Academy and behind the Dominion Energy facility. It will also be behind the northern end of the apartment complex that hasn't been constructed yet on 100 East. This is an application to revise this portion of the map from the R 1-7 Zone to the MDR Medium Density Residential zone and apply a PUD overlay to allow for the construction of a senior living facility

called the Country View Villas project for individuals ages 55 and up. Residents will own their own units but general maintenance and upkeep will be taken care of by a maintenance company.

The zone change will allow for the reassignment of the property itself. It will also make the project a PUD, a planned unit development, which will have more specific regulation for some of the design elements. In regards to this project they are looking at setback requirements. The necessity of that is because of the design of the units. They are well designed four-plexes that don't look like four-plexes; they look like single family dwellings that are divided into four units. In order to make it permissible under the City Code, the PUD assigns some specialty setback requirements so that those units can be conjoined and in their existing layout with their ownership requirements for the project.

Chairman Sloan reminded the Commission that they were only making a recommendation on the map and overlay, not the project itself.

Chairman Sloan asked the Commission if they had any comments or concerns; there weren't any.

Chairman Sloan opened the public hearing.

Dave Erickson came forward. He is one of the principals of the Leisure Villas. They are excited to bring one of their senior communities to Tooele. They are the largest developer of senior communities along the Wasatch Front. This will be their 17th senior community. All of their developments are for individuals who are looking to have a more relaxed lifestyle. The PUD aspect of the project means that whole exterior elements of the community, the landscaping, snow removal, etc. are all handled by an HOA. This community will also include a clubhouse.

He commended Tooele for their PUD ordinance; it's one of the best he's seen. It's designed for a project like theirs. A PUD is necessary for projects like theirs. They develop senior communities because there's a need for them. They need to ask for a zone change to allow to be able to go from duplexes to four-plexes. This will create a slight increase in density. By clustering units in multiples it allows for a much larger area of open space. Their projects are known for their landscaping.

Chairman Sloan invited other comments from the public; there weren't any. Chairman Sloan closed the public hearing.

Chairman Sloan asked the Commission if they had any other comments or concerns.

Commissioner Graf asked if they were looking at the Tooele City Corporation Ordinance 2018-14 as part of this recommendation; Mr. Bolser responded in the affirmative.

Chairman Sloan asked the Commission if they had any other comments or concerns; there weren't any.

Commissioner Graf moved to forward a positive recommendation to the City Council for the Country View Villas Zoning Map Amendment Request by Dave Erickson, representing Irish Creek, LLC for the purpose of reassigning the zoning assignment for the property to the MDR Medium Density Residential zoning district and assigning a PUD to the property located approximately 200 East 1000 North, application number P18-278, based on the findings listed in the Staff Report dated August 16, 2018. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer,

“Aye,” Commissioner Graf, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Bevan, Commissioner Whitehouse, “Aye,” Commissioner Montano, “Aye,” Chairman Sloan, “Aye.” The motion passed.

6. **Public Hearing and Decision on a Conditional Use Permit request for Tooele City for the purpose of Public Use in the GC General Commercial zoning district on approximately 2.30 acres located at approximately 70 North Garden Street.**

Presented by Jim Bolser

This is an application that is for the review of the use of the property, not the project itself. This is a request by Tooele City for approval of a public use. The intent of this project is to facilitate a police station. A map was shown at the meeting that showed the area where the building is to be located. There is a piece of property on 100 East that the City does not own yet that they are in the process of acquiring. The project is made up of multiple properties. The entirety of the site is being proposed for the construction of the new police station, but they have to establish the use for the property before moving forward. They are not talking about the site plan but the use for the property.

A rendering of the frontage of the building facing Garden Street was shown at the meeting. The City is requesting approval for public use on this property.

Chairman Sloan asked the Commission if they had any comments or concerns.

Commissioner Bevan stated that she’s so excited about the new station, but she’s sad that it will be hidden off of Main Street.

Mr. Bolser stated that they’ve already acquired most of the property for the building. This has been a site long anticipated for this use. They are excited to see this property come to fruition.

Commissioner Montano stated that it’s a nice piece of property for a project that is long overdue.

Commissioner Graf stated that he’s happy to see the project move forward.

Chairman Sloan opened the public hearing; there weren’t any comments. Chairman Sloan closed the public hearing.

Commissioner Bevan moved to approve the Conditional Use Permit Request by Tooele City Corporation for the establishment of a new public use, application number P18-595, based on the findings and subject to the conditions listed in the Staff Report dated August 16, 2018. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Graf, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Bevan, Commissioner Whitehouse, “Aye,” Commissioner Montano, “Aye,” Chairman Sloan, “Aye.” The motion passed.

7. **Review and Approval of the Planning Commission minutes for the meeting held August 8, 2018.**

Commissioner Hammer moved to approve the minutes from the meeting held August 8, 2018.

Commissioner Graf seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Hamilton, "Aye," Commissioner Bevan, Commissioner Whitehouse, "Aye," Commissioner Montano, "Aye," Chairman Sloan, "Aye." The motion passed.

8. Adjourn

Chairman Sloan moved to adjourn the meeting. The meeting adjourned at 7:27 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this _____ day of _____, 2018

Chris Sloan, Chairman, Tooele City Planning Commission