

TOOELE CITY PLANNING COMMISSION MINUTES
September 26, 2018

Date: Wednesday, September 26, 2018

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

Commission Members Present:

Melanie Hammer
Tony Graf
Tyson Hamilton
Shauna Bevan
Chris Sloan
Matt Robinson
Bucky Whitehouse

Commissioner Members Excused:

Phil Montano

City Employees Present

Jim Bolser, Community Development and Public Works Director
Andrew Aagard, City Planner
Roger Baker, City Attorney

Council Member Present:

Council Member McCall
Council Member Gochis

Minutes prepared by Kelly Odermott

Commissioner Robinson called the meeting to order at 7:30 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Robinson.

2. Roll Call

Melanie Hammer, Present
Tyson Hamilton, Present
Chris Sloan, Present
Tony Graf, Present
Shauna Bevan, Present
Bucky Whitehouse, Present
Matt Robinson, Present

3. **Public Hearing and Recommendation on a Zoning Map Amendment request for John Charchenko to reassign zoning designation from the R1-7 Residential zoning district, to the MDR Medium Density Residential zoning district for approximately 1.268 acres located at approximately 70 West 600 North.**

Presented by Jim Bolser

Mr. Bolser stated that this is a rezone application. The applicant is a property owner who is requesting to change from the current property classification of R1-7 to the MDR medium density residential classification. The property owner believes he can get 6-7 single family lots under the current property classification and with an MDR classification he would potentially get 10 units clustered in three buildings and provide open space. The actual number of units will be a consideration at the time of development if zoning is approved. A map of the property was shown on the screen.

Chairman Robinson asked the Commission if they had any questions or concerns.

Commissioner Sloan pointed out that he has a past relationship with the applicant and would be recusing himself from the vote but would ask questions if he had any.

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

Chairman Robinson opened the public hearing.

Mr. John Charchenko stepped forward. He stated he is the owner of the property and would like to give the Commissioners more details on his plans. He presented the Commissioners with an existing conditions survey, site plan, and examples of multifamily buildings. The documents will be Exhibit A.

The Commissioners reviewed the materials by the owner.

Mr. Charchenko stated the site plan shows a driveway on the West side of the property and an exit on 50 West. The plan would allow for two points of egress and allow for a fire truck to get around the property.

Chairman Robinson asked the Commission if they had any questions for Mr. Charchenko.

Commissioner Graf thanked the owner for the information he presented.

Chairman Robinson asked if there were any other comments in the public hearing; there weren't any.

Chairman Robinson closed the public hearing.

Commissioner Hammer moved to forward a positive recommendation to the City Council for the Charchenko Zoning Map Amendment Request, by John Charchenko to reassign the subject property to the MDR Medium Density Residential district, application P18-648, based on the findings and subject to the conditions listed in the Staff Report dated September 20, 2018.

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

4. **Public Hearing and Decision on a Conditional Use Permit request for Mannebach Cellars for the purpose of Food and Beverage Processing in the I Industrial zoning district in approximately 3.12 acres located at 10 Garnet Street, Building 669, Suite 3.**

Presented by Jim Bolser.

Mr. Bolser stated on August 8, 2018 the Planning Commission heard and approved the Conditional Use Permit for the subject property, with conditions. The applicant has requested a revision to those conditions so that he can expand the possibilities for his business for the sale and distribution of food and beverage directly to the public. Mr. Bolser stated the Commission had options for the request; revise the previous conditions of approval, revise the individual condition at issue, leave it the same and reassure the prior approval, or approve up to the current request.

Chairman Robinson asked the Commissioner if they had any questions or comments; there weren't any.

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

Commissioner Graf moved to approve the Conditional Use Permit revision request by Steve Mannebach, representing Mannebach Cellars, LLC, application P18-485, based on the findings and subject to the conditions listed in the Staff Report dated August 2, 2018. Commissioner Whitehouse seconded the motion. The votes was as follows, Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Graf, "Aye," Commissioner Whitehouse, "Aye," Chairman Robinson, "Aye." The motion passed.

5. **Public Hearing and Decision on a Conditional Use Permit request for Steve McCleery to allow accessory dwelling units in the Gordon Furniture building in the GC General Commercial zoning district on approximately 0.39 acres located at 60 South Main Street.**

Presented by Jim Bolser.

Mr. Bolser stated that the building on the property has been vacant for a few years. The nature and use of the properties in the general area are beginning to change. The applicant represents the family that owns the building. The request is to provide the allowance to put residential

units on the second floor. The family is looking to do a mixed use by having commercial or office space on the first floor and residential on the second floor. The building is in a commercial zone and requires a Conditional Use Permit to add residential uses onto the property. Several drawings were shown on the screen.

Chairman Robinson asked the Commissioners if they had any comments or concerns.

Commissioner Bevan stated that there were apartments in the building in the 1920's and her grandparents lived in them.

Mr. Bolser stated that any residential entitlements with those would have been abandoned with vacancy.

Commissioner Sloan asked about parking for the building. Mr. Bolser stated that will all be determined and provided by the applicants during development.

Commissioner Sloan commented that the he applauded the efforts by the applicants to and hoped it spreads to other downtown owners. Commissioner Hamilton echoed Commissioner Sloan's comment. He would like to see the downtown grow.

Chairman Robinson asked for any additional questions or comments, there weren't any.

Chairman Robinson opened the public hearing.

Ms. Mary Anne Bickmore stated that she would love to see mixed use at the store. Her concerns are about parking. She stated there is only parking in the back and there is a tenant in the back which limits access. Ms. Bickmore also asked how she will be notified in the future about progress and development related to the building.

Mr. Steve McCleery stepped forward. He stated he is representing the Gordans and the property. Mr. McCleery stated he has done many studies and market analysis on the property to determine the viability and position of downtown Tooele. When discussing with potential buyers he has stated that the buyers would like to have ownership in the property and lease out the first floor. This gives the property anchor tenants that would have a 30-year mortgages. Neighbors of the building have been contacted about potential leases for parking. The goal of the property is to revitalize the downtown.

Mr. Bolser read in a written comment submitted for the hearing.

Mr. Michael Schuler wrote, "I definitely approve of having dwelling units on the second floor of the Gordan Building! I think it will help stabilize the area and help watch over the homeless in the area around the food bank." These comments will be Exhibit B.

Mr. Bolser addressed some of the questions from the public hearing. The number of units allowed in the building are dictated by City code. The number of units is limited based on the square footage of the property. Primary access of the building is in the back. During the development process of the dwellings, the applicants will have to comply with City building and

fire code. Regarding notification to the neighbors of the property, this meeting will probably be the last public notification. The process of the building development will go through the building permit process, but not public hearing.

Commissioner Robinson asked the Commission if there were any questions.

Commissioner Sloan wanted to clarify the parking situation for the building. Parking will be handled administratively with City Code throughout the development process of the building. Mr. Bolser added that as the stages of the development go through the administrative process of the City, the City employees will look at what is required by City code and the applicants will have to demonstrate that they have parking or agreements to meet the needs required.

Commissioner Graf asked Mr. Bolser what the process would be if the applicants wanted an exception to the parking requirements. Mr. Bolser stated that a parking exception would be a City code amendment. That would have to be approved by the Planning Commission and City Council.

Commissioner Robinson asked the Commissioners if there were any further questions or comments; there weren't any.

Commissioner Sloan motioned to approve the Conditions Use Permit Request by Steven McCleery for Accessory Dwelling Units, application P18-650, based on the findings and subject to the conditions listed in the Staff Report dated September 20, 2018 . Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Graf, "Aye," Commissioner Whitehouse, "Aye," Chairman Robinson, "Aye." The motion passed.

6. Review and Approval of Planning Commission minutes for meeting held September 12, 2018.

Chairman Robinson asked the Commission if they had any questions or concerns.

Commissioner Sloan mentioned that at the top in the title there needed to be an L in Planning.

Commissioner Bevan moved to approve minutes from the meeting held on September 12, 2018. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Graf, "Aye," Commissioner Whitehouse, "Aye," Chairman Robinson, "Aye." The motion passed.

7. Adjourn

Commissioner Sloan move to adjourn the meeting. The meeting adjourned at 8:02 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.

