

TOOELE CITY PLANNING COMMISSION MINUTES
April 24, 2019

Date: Wednesday, April 24, 2019

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

Commission Members Present:

Tony Graf
Tyson Hamilton
Melanie Hammer
Shaunna Bevan
Phil Montano
Matt Robinson
Ray Smart

Commissioner Members Excused:

Chris Sloan
Bucky Whitehouse

City Employees Present:

Jim Bolser, Community Development Director
Andrew Aagard, City Planner
Paul Hansen, City Engineer

City Employees Excused:

Roger Baker, City Attorney

Council Members Excused:

Council Member McCall
Council Member Gochis

Minutes prepared by Kelly Odermott

Chairman Graf called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Graf.

2. Roll Call

Tyson Hamilton, Present
Tony Graf, Present
Melanie Hammer, Present
Ray Smart, Present
Shaunna Bevan, Present

Phil Montano, Present
Matt Robinson, Present

3. Recommendation on a Preliminary Plan Subdivision for the Lexington Greens at Overlake Subdivision, application by Charles Akerlow of Zenith Tooele, LLC locates at approximately 600 West 1200 North in the R1-7 Residential zoning district for the purposes of creating 192 single-family residential lots.

Presented by Andrew Aagard

Mr. Aagard stated the subject property is located west of 400 West and Franks Drive and north of 1000 North in a largely undeveloped area. An aerial map of the property was shown on the screen. Overlake and Providence Phase 2 are the closest developments, located to the east. Providence Phase 2 is in the process of developing and Overlake is built. The subject property is zoned R1-7 Residential, as are all of the surrounding properties, except for Overlake that has a P zoning. This will be 192 lots and each lot within the subdivision meets the minimum standards of the R1-7 Residential for lot size, width, and frontage. The proposed preliminary plat has been reviewed extensively by staff and staff is recommending approval of the plan with the six conditions listed in the staff report.

Chairman Graf asked the Commission if they had any questions of comments.

Commission Hammer asked about fencing. In the staff report there was a statement that there are no areas where fencing is required by the City Code, but she stated that the lots do about 400 West with green space. There won't be fencing next to the green space and road? Mr. Aagard stated that the fencing was reviewed and in City Code, double fronting lots are required to have fencing, but in this situation, staff determined that the landscape buffer was wide enough, and the developer will maintain the landscape buffer. The lots are not necessarily double frontage lots, because of the landscape buffer. If the Planning Commission feels that fencing is warranted there, that can be a recommendation. Commissioner Hammer stated that she wonders what it will look like with all different types of fencing or no fencing as far as continuity of the neighborhood. Mr. Aagard stated that in his review he did ask the applicant about fencing and the applicant stated that they would not be putting fencing there. Chairman Graf stated that he shared that same concern because along that road all the other subdivisions have fencing, some stone and some vinyl. It seems to be a pretty substantial area.

Commissioner Hammer asked about Frank's Drive, is that a new name or has she missed it? Mr. Aagard stated that Frank's Drive is the name of the road between 400 West and 600 West. Mr. Bolser stated that it is a historical name of the road.

Chairman Graf asked the Commission if there were any further questions or comments.

Commissioner Bevan motioned to forward a positive recommendation to the City Council for the Lexington Green at Overlake Preliminary Plan Subdivision Request by Charles Akerlow, representing Zenith Tooele LLC, for the purpose of creating 192 single family residential lots application number P19-37, based on the findings and subject to the conditions listed in the

Staff Report dated April 17, 2019 including recommendations from the city. Commissioner Montano seconded the motion.

Chairman Graf stated that in light of comments he would like to consider a fencing requirement for continuity of the area and fencing.

Bevan amended her motion to include fencing that continues with the continuity of fencing along the road in accordance with the fencing requirements required by the City.

Commissioner Robison asked if the other subdivisions had fencing requirements. Mr. Aagard stated that Providence installed vinyl fencing because it was required. Commissioner Hammer asked if they are part of the special service district? Mr. Aagard stated that they are.

Chairman Graf asked if this development will be part of the Special Service District? Mr. Aagard stated no. Commissioner Hammer stated there will be a HOA. Mr. Aagard stated that the HOA will maintain the space.

Chairman Graf asked if Commissioner Montano would like to amend his second motion to include fencing? Commissioner Montano stated yes.

Commissioner Bevan motioned to forward a positive recommendation to the City Council for the Lexington Green at Overlake Preliminary Plan Subdivision Request by Charles Akerlow, representing Zenith Tooele LLC, for the purpose of creating 192 single family residential lots application number P19-37, based on the findings and subject to the conditions listed in the Staff Report dated April 17, 2019 including recommendations from the city and to recommend fencing for the project along 400 West for continuity of fencing with other subdivisions and within the City Code requirements for fencing. Commissioner Montano seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Montano, "Aye," Chairman Graf, "Aye." The motion passes.

4. Recommendation on a Final Plat Subdivision for the Dow James Subdivision, application by Tooele City located at 438 West 400 North in the OS Open Space zoning district for the purposes of consolidating 4 existing "lots on record" into 2 platted subdivision lots.

Presented by Andrew Aagard

Mr. Aagard stated that the new subdivision plat will encompass the existing Dow James Park and Ball Field. The property is currently zoned OS Open Space. Properties to the east are zoned R1-7 and MR-16, Multi-Family Residential. Properties to the south are zoned R1-7 and properties to the west are MR-8, Multi-Family Residential. Properties to the north will remain zoned OS Open Space. An aerial photograph was shown on the screen. Currently the park is located on six lots of recorded and is not within a subdivision. The proposed subdivision plat consolidates those lots of record into two lots. Lot one being 4.5 acres and lot two 10 acres. The plat also creates access easement in favor of lot one across lot two. The proposed subdivision meets the minimum lot standards for lot width, frontage, and lot requirements as

required by Open Space zoning. Staff has reviewed the proposed subdivision plat and is recommending approval with four basic housekeeping conditions in the staff report.

Chairman Graf asked the Commission if there were any questions and comments, there were none.

Commissioner Robinson moved to forward a positive recommendation to the City Council for the Dow James Subdivision Final Plat Request by Tooele City, for the purpose of creating two platted open spaces lots, application number P19-271, based on the findings and subject to the conditions listed in the Staff Report dated April 17, 2019. Commissioner Hamilton seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Montano, "Aye," Chairman Graf, "Aye." The motion passed.

5. **Recommendation on a Final Condominium Plat for Canyon Village – Rust Phase 1 Condominiums; application by Monte Kingston of Mountain Vista Development located at 1770 North 350 East in the MR-16(Multi-Family Residential 16 Units Per Acre) zoning district, for the purposes of amending the Canyon Village-Rust Phase 1 Subdivision Plat and creating condominium units and associated common areas.**

Presented by Andrew Aagard

Mr. Aagard stated that this property is east of Copper Canyon Drive and south of Pine Canyon Road. An aerial photograph was shown on screen. All properties are zoned MR-16, Multi-Family Residential 16 units per acre. Properties to the east, west and south are similarly zoned, and property to the north is neighborhood commercial. Currently the lots are zoned as duplex lots in the Canyon Village Rust Phase 1 Subdivision Plat. This application amends phase 1 plat by vacating the existing lots 122 through 127. The new plat will then create 24 new condominium style units and parcels A and B will be described as common and limited common area maintained by a HOA. Staff has reviewed the proposed condominium plat and is recommending approval with the four basic housekeeping conditions listed in the Staff Report.

Chairman Graf asked the Commission if they had any comments or questions.

Commissioner Hammer stated that the property requires two parking stalls per unit and then a quarter of a stall per unit for additional parking. Will that be within City Code for parking? Mr. Bolser stated that these do not require parking like multi-family units. These are considered single family dwellings and will fall within the City Code for parking of single family.

Commissioner Hammer asked then where do visitors park with no overflow parking? Mr. Bolser stated that the units will have driveways and garages for visitors but also the street where these are public streets.

Commissioner Hammer stated that there is a unit sort of like this with townhomes and the townhome association red striped all the curbs, so you cannot park on the curb. It makes the parking overflow into the neighboring streets will this be something like that? Mr. Bolser stated

that red striping this area would take an act of the City Council to authorize. Mr. Aagard stated that the development does have a standard right-of-way so there is plenty of room for vehicles to pass and park on the street.

Commissioner Hamilton moved to forward a positive recommendation to the City Council for the Canyon Village Rust Condominiums Condominium Plat Request by Monte Kingston, representing Mountain Vista Development, Inc for the purpose of creating 24 condominium units, application P19-14, based on the findings and subject to the conditions listed in the Staff Report dated April 17, 2019. Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hamilton, “Aye,” Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Commissioner Montano, “Aye,” Chairman Graf, “Aye.” The motion passed.

6. Recommendation on a Final Plat Subdivision for Sunset Estates Phase 8, application by Russ Tolbert of Hallmark Homes located at approximately 400 West 2300 North in the R1-10 Residential zoning district, for the purposes of creating 24 single-family residential lots.

Presented by Andrew Aagard

Mr. Aagard stated that the proposed final plat subdivision is north of the Clark Johnson Junior High School, east of 400 West and south of the future 2400 North right-of-way. Properties around the development are largely vacant. Property is zoned R1-10 Residential as are properties to the north and east. R1-7 Residential is zoned to the west. The final plat subdivision will create 24 single family residential lots. Each lot within the subdivision meets or exceeds all minimum lot standards and other development standards as required by the R1-10 Residential zoning. Staff has reviewed the subdivision and is recommending approval with four basic housekeeping conditions listed in the Staff Report.

Chairman Graf asked the Commission if they had any questions or comments.

Commissioner Bevan asked what is the plan for the 2400 North road, will it continue down from Home Depot? Mr. Aagard stated that as development occurs, each developer will have to construct their portion of the right-of-way. Hallmark Homes is starting the migration east. They are constructing a portion of 2400 North and as they develop to the east, the road will continue. Eventually it will tie in.

Commissioner Hamilton stated that goes with the road to the west as well? Mr. Aagard stated yes.

Chairman Graf stated that he read in the report that the property will need to meet or exceed fencing standards. Mr. Aagard stated that there are double fronting lots, so landscaping and fencing will be needed. This development will be part of the North Tooele Service District.

Commissioner Smart asked if Mr. Aagard what the median price will be for the homes they will be building? Mr. Aagard stated he did not, but he knows that the size of the home permits are about 2800 square feet total.

Commissioner Robinson moved to forward a positive recommendation to the City Council for the Sunset Estates Phase 8 Final Plat Subdivision Request by Russ Tolbert, representing Hallmark Homes for the purpose of creating 24 single-family residential lots, application P19-67, based on the findings and subject to the conditions listed in the Staff Report dated April 18, 2019. Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Montano, "Aye," Chairman Graf, "Aye." The motion passed.

7. **Review and Approval of Planning Commission minutes for meeting held April 10, 2019.**

Commissioner Bevan stated that she had asked to be marked as excused rather than absent.

Commissioner Hammer moved to approve minutes from the meeting held on April 10, 2019, with the edits. Chairman Hamilton seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Montano "aye," Chairman Graf, "Aye." The motion passed.

Mr. Bolser stated that he wanted mention that Commissioners Whitehouse and Sloan are excused as well as City Attorney Roger Baker and both Council Members McCall and Gochis.

8. **Adjourn**

Commissioner Hamilton move to adjourn the meeting. The meeting adjourned at 7:25p.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 8th day of May, 2019

Tony Graf, Chairman, Tooele City Planning Commission