

TOOELE CITY PLANNING COMMISSION MINUTES
July 10, 2019

Date: Wednesday, July 10, 2019

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

Commission Members Present:

Shauna Bevan
Ray Smart
Chris Sloan
Bucky Whitehouse

Commission Members Excused:

Tony Graf
Tyson Hamilton
Melanie Hammer
Matt Robinson

Commissioner Members Absent:

Phil Montano

City Employees Present:

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

Council Members Present:

Council Member McCall

Council Members Excused:

Council Member Gochis

Minutes prepared by Kelly Odermott

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

Chairman Sloan stepped in as Chairman for the meeting due to Chairman Graf being excused.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Smart.

2. Roll Call

Ray Smart, Present
Shauna Bevan, Present

Chris Sloan, Present
Bucky Whitehouse, Present

Mr. Bolser stated that the Commissioners are short of a full seven Commission Members during this meeting. For the benefit of the Commissioners and the public present by the bylaws for the Planning Commission, a vote requires four votes to pass any motion regardless of the number of members present whether in favor or against for the vote to carry.

3. Public Hearing and Decision on a Conditional Use Permit to allow for additional height on a new accessory structure located at 705 W 200 S in the RR-1 Residential zoning district on 2 acres.

Presented by Andrew Aagard

Mr. Aagard stated the property is located south of 200 South and Coleman Street. It is a largely rural and agricultural area. An aerial photograph was shown on the screen. All adjacent properties have significant accessory structures. The property is zoned RR-1 Residential, as are all of the surrounding properties. The applicant is requesting a Conditional Use Permit to increase the height of a detached accessory building from 15 feet to 21 feet 6 inches measured at the midpoint of roof pitch. Mr. Aagard stated that the duty of the Planning Commission is to ensure that the proposed additional height does not create a structure that is out of character or intrusive to the area. Large accessory structures on lots surrounding the property are very common and roof structure of the accessory structure compliments other accessory structures in the area. Staff is recommending approval of the proposed Conditional Use Permit with a condition that building height be increased up to 22 feet to account for any unseen construction issues that may cause a height variation. This application is a public hearing and notices were mailed to adjacent property owners. No issues or comments were registered by staff for the item.

Chairman Sloan asked if there were any comments or questions from the Commission.

Chairman Sloan opened the public hearing, there were no comments. Chairman Sloan closed the public hearing.

Commissioner Bevan motioned to approve the Conditional Use Permit Request by Matthew McCoy to permit increased building height for an attached accessory structure, application number P19-479, based on the findings and subject to the conditions listed in the Staff Report dated July 3, 2019. Commissioner Whitehouse seconded the motion. The vote as follows: Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Whitehouse, "Aye," Chairman Sloan, "Aye." The motion passes.

4. Recommendation on a Final Plat Subdivision for Phase 1 of Lexington Greens at Overlake by Zenith Tooele LLC for the purpose of creating 113 single-family residential lots at approximately 600 West 1200 North in the R1-7 Zone.

Presented by Andrew Aagard

Mr. Aagard stated that the Phase 1 of Lexington Greens is the area that is shaded on the aerial photograph shown on the screen. It is located north of 1000 North and west of 400 West. The property is zoned R1-7 Residential, as are the surrounding properties except for one small corner that is Overlake zoning. The preliminary plan was approved by the Planning Commission on April 24, 2019 and by the City Council a week later. This is the first of two phases for the single-family portion of Lexington Greens. This plan will finalize 86 acres into 113 single family lots. Each lot in the proposed subdivision meets or exceeds minimum lot standards for development as required by the R1-7 Residential zoning district. Final plat will also include construction of a park and open space. The largest open space parcel is a 3.9-acre park. The Planning Commission approved a Conditional Use Permit for the private park in May 2019. A storm water detention basin will be placed in the northwest corner of phase 1 and will be landscaped in a similar fashion as the other open spaces in the project. All open spaces will be owned and maintained by the development homeowner's association. At the April 24 Planning Commission meeting, the Planning Commission approved the preliminary plan with fencing along the double fronting lots on 400 West, shall match fencing along 400 West of other subdivisions. The preliminary plans do not demonstrate fencing along these lots, but the predominate fencing in the area is 6-foot vinyl fencing. The subdivision as proposed has been reviewed extensively by staff and staff can confirm that the plans as proposed do meet or exceed standards and ordinances for development as required by Tooele City Code. Staff is recommending approval of the proposed final plat with the conditions listed in the Staff Report.

Chairman Sloan asked the Commission if there were any comments or questions, there were none.

Commissioner Whitehouse motioned to forward a positive recommendation to the City Council for the Lexington Greens Phase 1 Final Plat Subdivision Request by Zenith Tooele LLC for the purpose of creating 113 single-family residential lots near 600 West 1200 North, application number P19-350, based on the findings and subject to the conditions listed in the Staff Report dated July 3, 2019. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Whitehouse, "Aye," Chairman Sloan, "Aye." The motion passes.

5. **Review and Approval of Planning Commission minutes for meeting held June 26, 2019.**

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

Commissioner Bevan moved to approve minutes from the meeting held on June 26, 2019 as amended. Chairman Whitehouse seconded the motion. The vote as follows: Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Whitehouse, "Aye," Chairman Sloan, "Aye." The motion passes.

6. **Adjourn**

Commissioner Bevan moved to adjourn the meeting. The meeting adjourned at 7:10p.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 14th day of August, 2019

Tony Graf, Chairman, Tooele City Planning Commission