

**TOOELE CITY PLANNING COMMISSION MINUTES**  
**August 14, 2019**

**Date:** Wednesday, August 14, 2019

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

**Commission Members Present:**

Shauna Bevan  
Ray Smart  
Chris Sloan  
Bucky Whitehouse  
Tyson Hamilton  
Melanie Hammer  
Phil Montano

**Commission Members Excused:**

Tony Graf  
Matt Robinson

**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 Member Gochis

Minutes prepared by Kelly Odermott

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

Chairman Sloan was the stand in Chairman with Chairman Graf excused.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Bevan.

**2. Roll Call**

Tyson Hamilton, Present  
Melanie Hammer, Present  
Shauna Bevan, Present  
Chris Sloan, Present  
Phil Montano, Present  
Bucky Whitehouse, Present

Ray Smart, Present

3. **Public Hearing and Decision on a Conditional Use Permit to allow for additional height on a new accessory structure located at 881 Upland Drive in the R1-7 Residential zoning district on .68 acres.**

Presented by Andrew Aagard

Mr. Aagard stated the property is located immediately east of Upland Drive. There is sloped unbuildable drainage located east of the property. The existing home is located towards the north end of the property, leaving ample space for an accessory structure on the south end of the property. The property is currently zoned R1-7 Residential, as are the properties to the north, south, and west. To the east are some R1-12 Residential zoning. The applicant is requesting a Conditional Use Permit that would permit additional height for an accessory structure. Tooele City ordinance limits height to 15 feet as measured to the mid-point of roof pitch, however structures are permitted taller than the 15 feet with a Conditional Use Permit. Maximum building height for homes is 35 feet. The item is a public hearing and notices were mailed to the surrounding property owners, no comments or concerns were registered by staff concerning this proposal.

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 Mark McKendrick for increased building height for an attached accessory structure, application number P19-516, based on the findings and subject to the conditions listed in the Staff Report dated July 19, 2019.** Commissioner Whitehouse seconded the motion. The vote as follows: Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Whitehouse, "Aye," Commissioner Montano, "Aye," Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Chairman Sloan, "Aye." The motion passes.

4. **Public Hearing and recommendation on a Zoning Map Amendment request from the GC General Commercial Zoning District to the RR-1 Residential Zoning District on approximately 3 acres located at 705 North 100 West.**

Presented by Andrew Aagard

Mr. Aagard stated that property is west of 100 West and north of 600 North. The property currently has two legally nonconforming homes and is largely utilized as residential and agricultural. Most of the properties surrounding the subject parcel are utilized as single family residential, with some agricultural. There is an existing legal nonconforming mobile home park located near the property. The property is currently zoned General Commercial and residential is a legal nonconforming use within that zone. Properties to the north and east are all zoned General Commercial and are legally nonconforming homes. Properties to the east are zone MR-

8 Multi-Family Residential but are utilized as single family residential. Properties to the south are R1-7 Residential. Mr. Aagard stated that he is not knowledgeable as to why these properties are zoned General Commercial, but it is highly unlikely these will be developed as commercial properties. The applicant is requesting the zoning change to bring the use of the property as residential into conformance with the zoning. The requested zoning is the RR-1 Rural Residential zoning. This zone requires a minimum of one acre lots and permits the keeping of large animals, a use the applicant wishes to maintain as they already keep animals on the property. Having a legal nonconforming status attached to the property results in additional constraints as to how a property can be used or relocate, or amend structures on the property. The applicant is hoping to get the zoning place to get the residential designation. This item is a public hearing and notices were made to surrounding property owners. No comments or concerns were registered by City Staff on the application.

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

Chairman Sloan opened the public hearing.

Margie Wickham stated that she is he applicant. The property was purchased 40 years ago and was outside the City limits and utilized as agricultural. They own two three-acre pieces and will be rezoning the other property shortly. The requested change in zoning would more easily facilitate the removal of the vacated home and placement of a new manufactured home in its place.

Chairman Sloan asked why the RR-1 zoning and not a more dense zone for the property? Ms. Wickham stated that that may happen after her husband dies, but not at this point.

Chairman Sloan closed the public hearing.

**Commissioner Whitehouse motioned to forward a positive recommendation to the City Council for the Wickham Rezone Zoning Map Amendments request by Walter Wickham, to reassign the subject property to the RR-1 Residential zoning district, application number P19-519, based on the findings listed in the Staff Report dated July 22, 2019.** Commissioner Bevan seconded the motion. The vote as follows: Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Whitehouse, "Aye," Commissioner Montano, "Aye," Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Chairman Sloan, "Aye." The motion passes.

**5. Recommendation on a Final Plat Subdivision for Skyline Ridge Phase 2 by Wise Management LLC consisting of 11 lots located at approximately 1430 East Skyline Drive in the R1-14 Zoning District.**

Presented by Andrew Aagard

**Commissioner Hammer motioned to table this item.** Commissioner Hamilton seconded the motion. The vote as follows: Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Whitehouse, "Aye," Commissioner Smart, "Aye," Commissioner Hamilton "Aye,"

Commissioner Montano, “Aye,” Commissioner Hammer, “Aye,” Chairman Sloan, “Aye.” The motion passes.

6. **Recommendation on a Subdivision Final Plat for the Hunters Meadow Subdivision by Blue Bison Development consisting of 53 lots on 14.065 acres located at approximately 760 West 700 South in the R1-7 Residential Zoning District.**

Presented by Andrew Aagard

Mr. Aagard stated the property is located west of Coleman Street and north of 700 South. It is surrounded largely by single family uses with some agriculture. There is a mobile home subdivision located to the north of the property. The property is zoned R1-7 Residential, as are properties to the north, east, and south. There are MR-8, Multi-Family Residential zone to the west and south, but those properties are primarily utilized as single family. The subdivision proposes splitting a 14-acre parcel into 53 single family lots ranging in size from 7,200 square feet to 12,500 square feet. All lots in the subdivision meet or exceed minimum development standards for lot size, lot width, or lot frontages as required by the R1-7 Residential requirements outline by Tooele City Code. There is a proposed storm water detention basin located at the north west corner. This will be landscaped by the developer. Landscaping will be landscaped with cobble and have trees and shrubs located at the top of the basin. These will be irrigated with a waterwise drip irrigation system. Staff has worked extensively with the developer to ensure the utilities and infrastructure will meet codes and standards. Staff is recommending approval with the conditions listed in the Staff Report.

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

**Commissioner Hamilton motioned to forward a positive recommendation to the City Council for the Hunters Meadow Final Plat Subdivision Request by Blue Bison Development for the purpose of creating 53 single-family residential lots near 760 West 700 South, application number P19-377, based on the findings and subject to the conditions listed in the Staff Report dated July 30, 2019.** Commissioner Hammer seconded the motion. The vote as follows: Commissioner Smart, “Aye,” Commissioner Bevan, “Aye,” Commissioner Whitehouse, “Aye,” Commissioner Montano, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Hammer “Aye,” Chairman Sloan, “Aye.” The motion passes.

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

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

**Commissioner Hammer moved to approve minutes from the meeting held on July 10, 2019 as amended.** Chairman Bevan seconded the motion. The vote as follows: Commissioner Smart, “Aye,” Commissioner Bevan, “Aye,” Commissioner Whitehouse, “Aye,” Commissioner Hammer, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Montano, “Aye,” Chairman Sloan, “Aye.” The motion passes.

8. **Adjourn**

The meeting adjourned at 7:15p.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 28th day of August, 2019

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Tony Graf, Chairman, Tooele City Planning Commission