

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, September 25, 2019

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

Commission Members Present:

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

Commission Members Absent:

Ray Smart

City Employees Present:

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

Council Members Present:

Council Member McCall

Council Members Excused:

Council Member Gochis

Minutes prepared by Kelly Odermott

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Hamilton.

2. Roll Call

Chris Sloan, Present
Melanie Hammer, Present
Shauna Bevan, Present
Tyson Hamilton, Present

Tony Graf, Present
Bucky Whitehouse, Present
Phil Montano, Present
Matt Robinson, Present

3. Public Hearing and Decision on a Conditional Use Permit for the Asylum 49 Haunted House Temporary Seasonal Use, on an approximately 4.26 acre site located at approximately 140 East 200 South in the MU-G Mixed Use zoning district.

Presented by Jim Bolser

Mr. Bolser stated that this is a request for a Conditional Use Permit to operate a temporary seasonal use as a haunted house in the old Tooele Hospital. An aerial photograph of the property was shown on the screen. The hospital portion of the property will be used for the haunted house. This location has been used in years past as a haunted house. The reason why it is coming forward as a Conditional Use Permit, is due to an amendment to the City Code that took place almost a year ago. A number of clarifications were made in the ordinance regarding temporary seasonal and recreational uses. With that ordinance, haunted houses were listed as a temporary seasonal use and needs a Conditional Use Permit. The zoning for the property is MU-G Mixed Use General. The MU-G Mixed Use General zone identifies temporary seasonal uses as conditional uses. With the application there are several proposed conditions for consideration, one being the 45-day window called for in the City Code for operation of a haunted house and others regarding noise and hours of operation. This operation will operate 45 days per year and would not need to seek an additional Conditional Use Permit in future years, so long as they operate every year without skipping. They would only need to address business licensure each year.

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

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

Commissioner Sloan motioned to approve the Conditional Use Permit Request by Stardust Kingston, representing Asylum 49 for the operation of a haunted house in the existing former Tooele Hospital building, application number P19-698, based on the findings and subject to the conditions listed in the Staff Report dated September 19, 2019. Find that this satisfies all findings mentioned in the Staff Report. Commissioner Hamilton seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner, Robinson, "Aye," Commissioner Montano, "Aye," Commissioner Bevan, "Aye," Commissioner Sloan, "Aye," Chairman Graf, "Aye." The motion passes.

4. Recommendation on Buffalo Pass Final Plat Subdivision by Land Development, LLC located at 150 West 600 North, 6 lots, 1.1 acres in the R1-7 Residential zoning district.

Presented by Andrew Aagard

Mr. Aagard stated that this is an application for a final plat subdivision. An aerial photograph of the property was shown on the screen. The parcel is currently vacant land consisting of about 1.1 acres. The property is zoned R1-7 Residential as are properties to the east, west, and south. To the north is some MR-8 Multifamily Residential property that is utilized as single family residential. The application proposes to split the parcel into six single-family residential lots. Each lot has been reviewed and meets or exceeds the minimum standards for lot width, size, or frontages. There will be some frontage improvements installed with development of the property. The applicant will be required to install curb, gutter, and sidewalk as well as 30 feet of asphalt. The preliminary plan was approved on may 22, 2019. There were no conditions forwarded at that time. Staff is recommending approval with the basic conditions listed in the Staff Report.

Chairman Graf asked if there were any further comments or questions, there were none.

Commissioner Robinson motioned to forward a positive recommendation to the City Council for the Buffalo Pass Final Plat Subdivision Request by Adam Nash, representing Land Development LLC for the purpose of creating 6 new single-family residential lots, application number P19-384, based on the findings and subject to the conditions listed in the Staff Report dated September 18, 2019. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner, “Hamilton,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Commissioner Robinson, “Aye,” Commissioner Montano, “Aye,” Chairman Graf, “Aye.” The motion passes.

5. Recommendation on Buffalo Pass Final Plat Subdivision by Land Development, LLC, located at 204 West 600 North, 6 lots, 1 acre in the R1-7 Residential zoning district.

Mr. Aagard stated that this application is almost a mirror of the previous application. It is located about a half mile to the west and is adjacent to 200 West, which currently is a narrow right-of-way. The property is zoned R1-7 Residential, with some open space to the south and MR-8 Multifamily Residential to the north. Similar to the previous application, there is approximately one acre which will be split into six single family residential lots. 200 West is an 84-foot right-of-way and the developer will be improving the road on the west side including asphalt, curb, gutter, and sidewalk. The preliminary plan was approved on May 22, 2019. No additional conditions were noted at that time. Not additional conditions were approved at time. Staff is recommending approval with the basic housekeeping items.

Chairman Graf asked if there were any further comments or questions, there were none.

Commissioner Hammer motioned to forward a positive recommendation to the City Council for the Buffalo Ridge Final Plat Subdivision Request by Adam Nash, representing Land Development LLC for the purpose of creating 6 single-family residential lots, application number P19-383, based on the findings and subject to the conditions listed in the Staff Report dated September 19, 2019. Commissioner Robinson seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Bevan,

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

6. Recommendation on Linda Vista Subdivision Phase 1 Plat Amendment by Jack Walters, Located at 240 South 1250 East, 12 lots, 5.6 acres in the R1-7 Residential zoning district.

Mr. Aagard stated that this is a subdivision plat amendment, which amends phase one of Vista Linda; with the plat amendment the name will be changed to Linda Vista. The property is zoned R1-7 Residential as are all the properties to the north, east, and west. To the south the properties are zoned R1-12 Residential. This subdivision plat amendment proposes to amend the existing phase one subdivision. When the phase one was recorded, to the north there was a future development parcel. With the plat amendment the parcel has been added to the subdivision with two lots and the boundaries of the subdivision have been slightly reconfigured to exclude the northwest corner for the development at another time. The plat amendment meets all the requirements of the R1-7 Residential zone. The two lots that are being added meet the standards for lots within the zone. Staff is recommending approval with the basic housekeeping items in the Staff Report.

Commissioner Bevan motioned to forward a positive recommendation to the City Council for the Linda Vista Phase 1 Subdivision Plat Amendment Request by Jack Walters, for the creation of two additional lots, application number P19-7, based on the following items.

Commissioner Sloan seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Commissioner Robinson, “Aye,” Commissioner Montano, “Aye,” Chairman Graf, “Aye.” The motion passes.

7. Review and Approval of Planning Commission minutes for meeting held September 11, 2019.

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

Commissioner Sloan moved to approve minutes from the meeting held on September 11, 2019. Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Commissioner Robinson, “Aye,” Commissioner Montano, “Aye,” Chairman Graf, “Aye.” The motion passes.

8. Adjourn

Commissioner Hammer adjourned. The meeting adjourned at 7:16p.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 9th day of October, 2019

Tony Graf, Chairman, Tooele City Planning Commission