

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, April 8, 2020

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

Commission Members Present:

Shauna Bevan
Melanie Hammer
Tyson Hamilton
Matt Robinson
Chris Sloan
Dave McCall
Nathan Thomas
Bucky Whitehouse

Commission Members Excused:

Ray Smart

City Employees Present:

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

City Employees Excused:

Roger Baker, City Attorney

Council Members Present:

Council Member Hansen
Council Member Brady

Minutes prepared by Kelly Odermott

Chairman Hamilton called the meeting to order at 7:01 pm.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

Chairman Hamilton stated that the City has implemented Governor Herbert's and Mayor Winn's; Emergency Declarations regarding public gatherings for all public meetings. Public participation is still encouraged in the government process and citizens while not able to attend the meetings, will be asked to join the meeting electronically through Tooele City on Facebook. Comments may be made through email pccpubliccomment@tooelecity.org at any time during the meeting.

2. **Roll Call**

Matt Robinson, Present
Melanie Hammer, Present
Shauna Bevan, Present
Tyson Hamilton, Present
Chris Sloan, Present
Dave McCall, Present
Nathan Thomas, Present

3. **Public Hearing and Decision on a Conditional Use Permit to allow the use of “Automobile Service and Repair” for Miller’s Garage proposed to be locate at 278 North Main Street in the GC General Commercial zoning district on approximately .76 acres.**

Presented by Andrew Aagard

Mr. Aagard stated this is Conditional use Permit is proposed for property just north of the VASA fitness building. The business is proposed for the existing building which has previously been used as an auto parts retail store, plumbing supply warehouse, and an automobile repair center. The applicant of this Conditional Use Permit previously operated in this location. He relocated his business elsewhere and since that time more than one year has passed, thus his original Conditional Use Permit has expired. The property is currently zoned GC General Commercial and is between Main Street and Garden Street. The property has two entrances and two points of ingress and egress. All properties to the north, south, and west are zoned General Commercial with some R1-7 Residential on the east side of Garden Street. The applicant has stated that there is room on the site for 40 vehicles to be parked. The aerial photograph demonstrates at least 19 parking stalls to the east of the building with room on the 40-foot drive aisle north of the building for additional parking, if necessary. The applicant has stated that his business caters to specific clientele such as Dugway Proving Grounds and most of his work is with them. He anticipates three to six vehicles at the site at any given time and most of the time the vehicles will be stored inside the building. Exterior storage of vehicles should not be a problem as there is a six foot chain link fence with sight obscuring vinyl slats obscuring Main Street to the midpoint between Main Street and Garden Street. The eastern half of the property has fencing, but no view obscuring slats. The south side of the property is obscured by the VASA fitness building and there is nothing but concrete parking areas to the north of the subject property. Staff does not anticipate any issues with vehicle storage onsite, as long as the applicant keeps the vehicle numbers in the three to six range as he has indicated. Conditional Use Permit does require a public hearing and notices were sent to all property owners within 200 feet of the subject property, no comments or concerns were registered by anyone in the commenting radius. Staff is recommending approval with the basic housekeeping conditions listed in the Staff Report.

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

Commissioner Bevan asked what happened to the business that was there? There was a tile business in the little building behind and will they still be using the parking? Mr. Aagard stated that he did not know. According to the applicant the building has become vacant.

Commissioner Bevan stated that if the tile building is still there it would affect the parking to the buildings with shared parking. Mr. Aagard stated that if the applicant holds to the three to six cars and even if there were a few more, there is plenty of parking to accommodate cars.

Chairman Hamilton stated that the public hearing will be held open until after item five on the agenda to ensure the public has time to comment through the email provided at the beginning of the meeting.

Chairman Hamilton opened the public hearing.

4. **Public Hearing and Recommendation on a request by Tooele City for a text amendment Table 4 of Tooele City Code Chapter 7-14 and Table 1 of Tooele City Code Chapter 7-16 regarding the residential uses in registered historical buildings.**

Presented by Jim Bolser

Mr. Bolser stated that approximately a year and half ago there was proposal with the City Council to take an area of Broadway and redevelop it for additional housing. Part of that proposal was to reuse and renovate the old Broadway Hotel into housing. That is an ongoing project. The use of the Broadway Hotel for residential is a change of use and there was some question about the viability of how to rehabilitate and reuse that building. The City Council at that time worked with the developer to change some of the provisions of the City Code to make it a little more feasible to do the project and allow the old historic building to be rehabilitated for a productive aspect of the community. The way that was accomplished was having the building registered as a historic building. It would open some rehabilitation funding sources for the developer and assure that there is some rehabilitation that is befitting of its original use and architecture. Those changes to the City Code were put in place for that building in the MU-B Mixed Use Broadway zone, there is an allowance for that registered historic building. It only allows that building. Multi-residential uses can go in the building at a density that is beyond what is currently allowed in any residential zones. The building is self-contained and will not get bigger and will not change in its nature. The allowances also allow for some differing unit sizes. There are minimum residential sizing for unit codes by the City Code and the limited nature of the building reduced the availability of unit sizes without relaxing those provisions.

Mr. Bolser stated that there is another building in town that has sought out and is recognized as a registered historic building, the Kirk Hotel. That building has had different property owners that over the years have renovated units to more apartment style units and back, often without involving the City. The current property owners of the facility bought the property more than a year ago and have been working with the city building department and city fire department to do renovations that are to code. The owner's intent is to use it for multi-family residential. The City Council has decided to look at extending the allowances that were allowed for the Broadway Hotel to other historic buildings in town for rehabilitation. The ordinance seeks to allow registered historic buildings to have and be used for multi-family residential uses. Also, to relax some of the limitations on density and minimum unit size. It would affectively allow any historical building in a non-industrial or non-residential zone, to be rehabilitated and reused for multi-family residential.

Chairman Hamilton stated that he finds it important to revitalize and reuse historic buildings.

Commissioner Robinson asked if there had been a review of how many other potential buildings are in the City? Mr. Bolser stated that a lot of them are already in mixed used scenarios. The old Gordan Furniture building has been discussed with its owners but is in a mixed-use zone which already allows some multi-family residential uses. The likelihood of qualifying for the national register is tedious and somewhat self-limiting. There is potentially a few more, but they are in areas that it would be a good addition to the community.

Commissioner Thomas stated that he is a Deputy of Preservation for the BLM and deals with the national register of historic places, evaluating sites for potential eligibility for the register. He manages historic buildings on public lands. He stated that the best way to preserve a historic building is to have someone living in it. Commissioner Thomas stated that his concerns are about how the text amendment is written. It appears that it was written to allow for any building that is listed on the national register to utilize multi-family residential uses and would that apply to residential buildings. In other cities that have allowed to have multi-family residential uses in the same home, have regretted that. The Avenues of Capital Hill, in the 1950's and 1960's there were similar regulations that allowed those buildings to be cut up for multi-residential units. In the 1970's citizens asked to go back to regular neighborhoods. A similar thing is happening in Ogden. Commissioner Thomas stated that he did not think that was the intent for the text amendment, but it does sound as if residential historic buildings can be split for multi-residential uses. Mr. Bolser stated that the note 6 in Chapter 16 Table 1 is specifically applied to five zones, three commercial zone and two mixed use zones. This provision would not apply to a residential zone. Commissioner Thomas there are some obvious benefits to rehabilitant these buildings.

Chairman Hamilton opened the public hearing for closure after agenda item five.

5. **Review and Discussion of the initial draft of the Economic Vitality Element of the Tooele City General Plan Revision.**

Presented by Jim Bolser

Mr. Bolser stated that since late October the Commission has been revising the General Plan. This is the next section for review. This is a new element for the City. The approach that has been taken in putting the section together, is to allow the administration and City Council to put together a plan moving forward, but still outline some fundamentals, goals, and achievements while also notating areas of improvement going forward. Mr. Bolser allowed the Commission to comment for discussion.

The Planning Commission discussed the items in the document that they found pertinent to Tooele City. Specific comments were made to types of industries and how the city decided to address recruiting businesses, high water use industry businesses, parking, and maintaining the small town feel. Mr. Bolser added that there had been lengthy discussions in relation to making determinations of recruiting certain industries within the plan, but it was decided with the rapidly changing economic climate the city would be better to suited with boarder

generalizations than having a plan be specific and outdated in the near future. The general consensus of discussion was that the Planning Commission found the document to be in line with their thoughts on economic growth for Tooele City.

Chairman Hamilton opened public hearings for the agenda items 3 and 4. Mr. Bolser stated that there had been no comments for either public hearing.

Commissioner Robinson motion to approve the Conditional Use Permit Request by Joe Miller, representing to authorize the use of “Automobile Service and Repair” at 278 North Main Street, application number P20-236, based on the findings and subject to the conditions listed in the Staff Report dated April 2, 2020. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Sloan, “Aye,” Commissioner Thomas, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Commissioner McCall, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

Commissioner Bevan motion to forward a positive recommendation to the City Council for the Residential Uses in Historic Buildings City Code text Amendment Request by Tooele City for the purpose of allowing multi-family residential uses within registered historic buildings, application number P20-198, based on the findings listed in the Staff Report. Commissioner McCall seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Sloan, “Aye,” Commissioner Thomas, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Commissioner McCall, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

6. **Review and Approval of Planning Commission minutes for meeting held March 9, 2020.**

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

Commission Sloan stated that under item 3, two thirds of the way down the page there needed to be an additional comment acknowledging Mr. Paul Hansen’s comments later in the meeting relating to the sidewalks and access to the restaurant.

Commissioner Sloan moved to approve minutes with the described edits for the meeting held on March 9, 2020. Commissioner Thomas seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Sloan, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Commissioner Thomas, “Aye,” Commissioner McCall, Abstain. Chairman Hamilton, “Aye.” The motion passes.

7. **Adjourn**

Chairman Hamilton declared the meeting adjourned at 7:40p.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 25th day of March, 2020

Tyson Hamilton, Chairman, Tooele City Planning Commission