

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, June 10, 2020

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

Commission Members Present:

Shauna Bevan
Melanie Hammer
Tyson Hamilton
Matt Robinson
Bucky Whitehouse
Dave McCall

Commission Members Excused:

Ray Smart
Nathan Thomas
Chris Sloan

City Employees Present:

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

City Employees Excused:

Roger Baker, City Attorney

Council Members Present:

Council Member Tony Graf

Council Members Excused:

Council Member Ed Hansen
Council Member Justin Brady

Minutes prepared by Kelly Odermott

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner McCall.

2. Roll Call

Matt Robinson, Present
Dave McCall, Present
Shauna Bevan, Present

Tyson Hamilton, Present
Bucky Whitehouse, Present
Melanie Hammer, Present

Chairman Hamilton read the following statement; Tooele City has implemented Governors Herbert's low risk(yellow) phase guidelines regarding public gatherings. We strongly encourage anyone interested to join the Planning Commission meeting electronically by logging on to the Tooele City Facebook page, at <https://www.facebook.com/tooelecity>. If you choose to attend this meeting in person, we ask that you maintain social distancing and wear a face covering. I compliance with public health guidelines Tooele City can accommodate limited capacity at City Hall. Due to limited space and social distancing requirements, we ask that you limit number of people that attend with you.

3. Recommendation on the Jacobson Minor Subdivision request by Flyway Holdings to subdivide 0.55 acres located at 350 North 50 West into four multi-family residential lots in the MR-8 Multi-Family Residential Zone.

Presented by Andrew Aagard

Mr. Aagard stated this minor subdivision application is located west of 50 West and south of 400 North. The property is zoned MR-8 Multi-Family Residential, which is a multi-family residential zone allowing eight units per acre. Properties to the north, south, and west are zoned R1-7 Residential and property to the east is GC- General Commercial. The application proposes to create four multi-family residential lots, that will enable the construction of townhomes. The .55 acre will be divided into four lots that will be 25 feet wide, which will be the width of each townhouse. Each lot will be 95 feet deep and allow each townhome to have some yard space. Parcel A will be the common area parcel that will be landscaped and maintained by the development. There are no lot size requirements in the MR-8 Multi-Family Residential zone for multi-family dwellings. This is done to facilitate townhome development and provides flexibility and ownership arrangements that a condo or rental situation cannot provide. Staff is recommending approval of the subdivision with the basic housekeeping requirements listed in the Staff Report.

Commissioner Robinson motioned to forward a positive recommendation to the City Council for the Jacobson Minor Subdivision request by Larry Jacobson, representing Flyway Holdings to create 4 multi-family residential lots at 350 north 50 West, application number P19-287, based on the findings and subject to the conditions listed in the Staff Report dated June 3, 2020. Commissioner McCall seconded the motion. The vote as follows: Commissioner McCall, "Aye," Commissioner Hammer, "Aye," Commissioner Whitehouse, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Hamilton, "Aye." The motion passes.

4. Recommendation on the Towns at Mountain View Preliminary Plan Subdivision request by Eagle Point Home to subdivide 2.66 acres located at 555 South 50 West into 32 Multi-family residential lots in the MU-G Mixed Use General Zone.

Presented by Andrew Aagard

Mr. Aagard stated this subdivision application is for vacant land located between SR36 and 50 West and south of 520 South Street. The property is zoned MU-G Mixed Use General, as are properties to the north, east, and south. Properties to the west are R1-7 Residential. Land uses to the north of the development are commercial and a church meeting house is located to the south. The preliminary subdivision plan proposes to split the 2.66 acre land into 32 multi-family residential lots, open space, and private roads. Similar to the previous application, these lots are being created to build townhomes. The MU-G Mixed Use General zone defers to the MR-16 Multi-Family Residential zone for density and other development criteria. In the MR-16 Multi-Family Residential zone there are not any lot restrictions for multi-family residential buildings, as mentioned previously, the code was written this way to provide ownership flexibility for townhouses, that a condominium or rental situation do not provide. In the case of this development, the lots range in size of 1200 square feet to 1800 square feet, which will essentially be the footprint of the townhouse, including the driveway and landscaping in the front. Streets within the development will be private roads owned and maintained by the development. Most of the lots will front onto the private road except for lots 12 through 15 which front onto an access of 50 West. Lots 1, 2, and 3, will access a private way which will provide access to 50 West. The remaining area in the development will be common open space maintained by the development. Tooele City staff have extensively reviewed this application and recommending approval with the basic housekeeping listed in the staff report.

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

Commissioner Hammer stated she saw the eight parking spots in the center, but could not find the three located to the north. In the multi-family situations, it is always a concern about off street parking. Mr. Aagard showed the parking stalls on the screen.

Chairman Hamilton asked if the developer will be updating 50 West, as this is developed? Mr. Aagard stated the development will be improving their frontages according to city standards. Chairman Hamilton asked if the private lane will be maintained by the development? Mr. Aagard stated it is all privately maintained.

Commissioner McCall asked if 50 West is wide enough to handle the car load from the development. Mr. Aagard stated it is.

Commissioner Hammer motioned to forward a positive recommendation the City Council for The Towns at Mountain View Preliminary Plan Subdivision Request by Tray Baldwin, representing Eagle Point Homes for the purpose of creating 32 multi-family residential lots at 555 South 50 West, application number P19-531, based on the findings and subject to the conditions listed in the Staff Report dated June 3, 2020. Commissioner Bevan seconded the motion. The vote as follows: Commissioner McCall, "Aye," Commissioner Hammer, "Aye," Commissioner Whitehouse, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Hamilton, "Aye." The motion passes.

- 5. Decision the Towns at Mountain Site Plan Design Review request by Eagle Point Homes for a thirty two lot townhome development proposed on 2.66 acres located at 555 South 50 West in the MU-G Mixed Use General Zone.**

Mr. Aagard stated this is a follow up application to the preliminary plan that was just reviewed. This application is the site plan design review, where development design is reviewed against the qualifications in Tooele City Code Chapter 7-11a, Multi-Family Design Standards. This development proposes the construction of 32 privately owned townhouses. The landscape and maintenance of common open space and private road and driveways will be done privately. The site plan is laid out with a U shaped private road connecting to 50 West. Four of the townhouses will front directly onto 50 West and three additional townhomes will have access with a 20 foot wide shared driveway. The private lots will contain the townhomes and individual driveways. The common area will be landscaped with various groundcovers with the predominate landscaping a drought tolerant variety of grama grass. The project perimeters will have shrub boxes and ornamental grasses and the site will include 58 trees. Trees will be placed around the site per the City Code and landscaping within the development will be 48% of the site. Code requires one amenity of developments less than 50 units, in this case the development is placing a top lot play area. The development provides two parking spaces per unit and each unit will have one garage and 20 foot long driveway. There are 11 eleven parking stalls in the center and north of the development. The buildings within the development include a five unit building, some four unit buildings and one three unit building. The exteriors will be cultured stone and hardy board siding. Building architecture has been reviewed against city code and does comply with minimum architecture requirements. Mr. Aagard showed the commissioners the building elevations of the units. The entire project will be fenced with a six foot vinyl fence with masonry piers and development signage will be incorporated in the masonry piers at 50 West. Staff has extensively reviewed the application and the applicant has revised the architecture plan numerous times to bring it in compliance with architecture, landscaping, and site plan. Staff is confident that the plan proposed meets or exceeds the minimum design standards required by City code and is recommending approval with the basic housekeeping in the Staff Report.

Commissioner McCall stated that road, is the City required to fix the road? On that road, right before SR36, the road is choppy. Adding the extra cars, work will need to be done to the road as the citizens who already live on that road, will complain that the new citizens messed up the road. Mr. Aagard stated that the developer is only obligated to develop their frontage. At this point in time the development will not be improving the offsite issues. Commissioner McCall asked if the City has decided to do something about the road? Mr. Aagard stated that he did not know.

Chairman Hamilton stated it is a good thought, they will develop in front of their area, but the rest of the road is up to the City. It might be something to look into.

Commissioner Bevan motioned to approve the Site Plan Design Review Request by Tray Baldwin, representing Eagle Point Homes for the Towns at Mountain View town home development located at 555 South West, application number P19-530, based on the findings and subject to the conditions listed in the Staff Report dated June 3, 2020. Commissioner Robinson seconded the motion. The vote as follows: Commissioner McCall, “Aye,” Commissioner Hammer, “Aye,” Commissioner Whitehouse, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

6. **Review and Approval of Planning Commission minutes for meeting held on May 27, 2020.**

Commissioner McCall motioned to approve the minutes. Commissioner Bevan seconded the motion. The vote as follows: Commissioner McCall, “Aye,” Commissioner Hammer, “Aye,” Commissioner Whitehouse, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

7. **Adjourn**

Commissioner Bevan motioned to adjourn. Chairman Hamilton declared the meeting adjourned at 7:18p.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 24th day of June, 2020

Tyson Hamilton, Chairman, Tooele City Planning Commission