

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, September 9, 2020

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

Commission Members Present:

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

City Employees Present:

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

Council Members Present:

Council Member Justin Brady

Council Members Excused:

Council Member Ed Hansen

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 Thomas.

2. Roll Call

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

3. Public Hearing and Recommendation on a City Code text amendment request by Tooele City to amend Section 7-14-5 and Table 4 of Chapter 7-14 of the Tooele City Code regarding minimum dwelling unit size requirements for multi-family dwelling units.

Presented by Jim Bolser

Mr. Bolser stated the text amendment originates out of a work group that has been ongoing for several months. This is the first initiative out of the group. The group includes Council Member Wardle from the City Council, Commissioner Sloan, as well as other real estate members, construction, and development communities, as well as staff; who have gotten together to look at various provisions of the city code specific to residential development and residential zones and standards. To see how the City can better provide flexibility and options for members of the community to experience housing options. One of the things that has been noted is that there is a gap in the housing market in the entry level housing units. One being smaller apartment units and one being introductory level single family residential options. As the committee has worked over the last few months, the first issue that is prepared for initial discussion and now before the Commission is how to address the multi-family residential dwelling units particularly for entry level housing or to make it more affordable and more attainable. The code has an existing table in Section 7-14 that establishes minimum dwelling unit size requirements, which is largely tied to parking requirement. The dwelling unit sizes lent more to two, three, and larger bedroom units. The proposal is to address and provide greater options for smaller units, but also not allow for a flood of those sized units on the market.

Mr. Bolser explained the changes to the table in columns two, three, and four. The columns will be adjusted in the minimum dwelling size and establish a new one bedroom option. The sizes have been determined by review of local housing units and other units in other communities outside of Tooele, as well as feedback from the group. The numbers were not just amended, but there was text added Chapter 7-14 that establishes a portion of any development project would allow for the smaller units. This item was advertised for a public hearing.

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

Commissioner Thomas stated that it doesn't seem to be much of a change and does that size meet the objectives? Mr. Bolser stated they believe it does. The numbers have been compared to other communities that have utilized these similar unit sizes, as well as the feedback from the group. Commissioner Thomas asked if there was a change on the MR-25 Multi-Family Residential, as there wasn't two bedrooms allowed? Mr. Bolser stated that prior to the amendment, the code did not specify based on bedrooms, it was square footage. The change allowed for a smaller unit in terms of square footage. This allows for the market to be two or larger and let the market control the sizes, but also establish the criteria for a smaller unit.

Chairman Hamilton asked if there were any further comments.

Chairman Hamilton opened the public hearing, there were no comments. Chairman Hamilton closed the public comment period.

Commissioner Sloan stated that there is a giant General Plan revision underway and there was an amazing amount of work going on in the building. Despite the workload the department stepped up and delivered quality in a timely manner. He stated that the new square footage is small but will make a difference in allowing more product. It gives the developers to market new product and will do some good things.

Chairman Hamilton stated it puts into perspective the community feel and allows for diversity.

Commissioner Sloan motioned to forward a positive recommendation to the City Council for the Multi-Family Dwelling Unit Size City Code text Amendment Request by Tooele City for the purpose of revising the minimum multi-family dwelling unit requirements, application number P20-815, based on the findings listed in the Staff Report. Commissioner McCall seconded the motion. The vote as follows: Commissioner McCall, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Commissioner Hammer, “Aye,” Commissioner Thomas, “Aye.” Commissioner Sloan, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

4. Discussion on a pending request by Tooele City for a text amendment to Chapters 7-1 and 7-16 of the City Code regarding the establishment of a new IS Industrial Service zoning district and the potential assignment of that zoning district to various properties throughout Tooele City.

Presented by Jim Bolser

Mr. Bolser stated there was a zoning map amendment a few months ago off of 1200 West, which there was a good amount of debate and discussion about the potential impacts, should the potential use proposed for the Zoning Map Amendment not come to fruition or in time move to a different location. That use is exactly what is going on there. A portion of what came out of that discussion was direction from the City Council to pursue a new industrial zone option, somewhat of a middle ground between LI Light Industrial and I Industrial, heavy industrial. This text amendment is hopefully accomplishing that. Mr. Bolser walked the Commission through the changes, which included; changes in definition for land uses, proposing the name of Industrial Service District, write a purpose statement for the uses in the zone, edits to the tables for the IS Industrial Service zone. During the review there were also changes made that appear to be oversights from prior code changes, such as allowing residential home businesses in zones that do not allow residential homes. At the conclusion of the overview, Mr. Bolser asked the Commission to discuss the changes and discuss where the IS Industrial Services zone could be placed within the City boundaries.

Chairman Hamilton opened the discussion. During the discussion the Commissioners thanked the staff for their efforts. There were no changes to the text other than what had been identified by staff. There were two areas identified for further review of the new IS Industrial Services zone for property noticing for possible future action. The first area included several properties off of 1200 West which is currently zoned LI Light Industrial, excluding properties that have non conforming uses. The second area is a portion of a triangle east 400 East, south of 2400 North, north of the Union Pacific Railroad corridor, excluding non conforming properties.

5. Review and Approval of Planning Commission minutes for meeting held on August 26, 2020.

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

Mr. Bolser reminded the Commission and public that there is a comprehensive update happening on the General Plan. It is out for public review on the Tooele City website, www.tooelecity.org where it can be downloaded or viewed. There is a link through the website for public comment to be directed to staff. There is an email address, generalplancomment@tooelecity.org, for feedback. There are also hard copies at City, one at the reception desk, one in the Community Development Department Office, and one in the City Records Office. Each of those copies has a stack of comment cards for public comment. Mr. Bolser stated there has been a notice in the newspaper and in the Mayor’s Ninety North Main Newsletter. There will be two public open houses scheduled for Thursday September 17, 2020, 6:00pm – 9:00pm and Tuesday October 6, 2020, 6:00pm – 9:00pm. There will be larger versions of the map as well as comment cards. Staff and Planning Commissioners will be in attendance to answer questions. There will be two formal public hearings and two public hearings with the City Council.

There was a brief discussion of how to get the word out to the constituents so that they can attend and comment on the proposed General Plan.

6. **Adjourn**

Chairman Hamilton declared the meeting adjourned at 8:05p.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 23th day of September, 2020

Tyson Hamilton, Chairman, Tooele City Planning Commission