

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, April 14, 2021
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Council Members Present:

Tyson Hamilton
Dave McCall
Melanie Hammer
Chris Sloan
Shaunna Bevan
Nathan Thomas
Matt Robinson
Paul Smith
Weston Jensen

City Employees Present:

Andrew Aagard, City Planner
Jim Bolser, Community Development Director
Roger Baker, City Attorney
Michelle Pitt, City Recorder
Steve Evans, Public Works Director

Minutes prepared by Michelle Pitt

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Bevan.

2. Roll Call

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

3. Public Hearing and Recommendation on a Request by Tooele City to Amend Chapter 7-14a and 7-16 of the Tooele City Code Regarding Accessory Dwelling Units (ADUs)

Presented by Roger Baker, City Attorney

Mr. Baker summarized HB82 from the 2021 legislative session regarding accessory dwelling units (ADUs). Mr. Baker said that the Council enacted an ADU Ordinance that he felt was well balanced to protect the community and the needs of the tenants. He felt that the City's Ordinance only needed a few minor amendments to match State law. The City Code defines internal ADUs, such as basements, attached, and detached ADUs. Tooele City Code does not require a special permit for an ADU, but it does require a building permit. The two changes needed are to reduce 7,000 square-feet to 6,000 square-feet and to reduce parking requirements for internal ADUs.

Commissioner Sloan said that there is an amazing statewide need of housing. He is appreciative ADUs are allowed and hopes that it may help with the housing shortage.

Commission Sloan motioned to approve a positive recommendation on to the City Council to amend Chapter 7-14a and 7-16 of the Tooele City Code. Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, "Aye", Commissioner Robinson, "Aye", Commissioner Bevan, "Aye", Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye,", and Chairman Hamilton, "Aye".

4. City Council Reports

Presented by Maresa Manzione, City Council Member

Council Member Manzione reported that the Council approved the Ordinance reassigning the land use designation for Oristruts. The Council also approved a 6 month extension for the Towns at Mountain View subdivision.

5. Minutes

Commissioner Thomas moved to approve the March 24th minutes. Commissioner Robinson seconded the motion. The vote was as follows: Commissioner McCall, "Aye", Commissioner Robinson, "Aye", Commissioner Bevan, "Aye", Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye,", and Chairman Hamilton, "Aye".

6. Adjourn

Chairman Hamilton adjourned the meeting at 7:40 p.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 12th day of May, 2021

Tyson Hamilton, Tooele City Planning Commission Chair