

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, November 10, 2021

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Shauna Bevan
Matt Robinson
Paul Smith
Melanie Hammer
Nathan Thomas
Weston Jensen

Commission Members Excused:

Chris Sloan
Dave McCall

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

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

Minutes prepared by Katherin Yei

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Jensen.

2. Roll Call

Tyson Hamilton, Present
Shauna Bevan, Present
Matt Robinson, Present
Paul Smith, Present
Melanie Hammer, Present

Nathan Thomas, Present
Weston Jensen, Present

3. Recommendation on a Preliminary Subdivision Plan Request for the Proposed Augusta Park Subdivision by Mark Garza Representing RueCo, LLC, to Subdivide 39 Acres Located at Approximately 750 South 1400 East into 86 Single-Family Residential Lots in the R1-12 Residential Zoning District.

Mr. Aagard stated the 39-acre parcel is located south of Skyline Drive and 1400 East. The property is zoned R1-12. He stated the applicant wants to subdivide the parcel into 86-single family lots containing a minimum of 12,000 square feet homes and meets the minimum requirements. He stated the Planning and Public Works Department has reviewed and recommends approval with the six findings and conditions listed in staff report.

Commissioner Thomas stated there are some areas that are not-buildable and follow the natural drainage plan.

Mr. Aagard stated there are some areas that will follow the drainage plan. The properties are privately owned, but there are designated areas.

Chairman Hamilton stated this is just the preliminary plan.

Commissioner Thomas moved to forward a positive recommendation for Preliminary Subdivision Plan Request for the Proposed Augusta Park Subdivision by Mark Garza Representing RueCo, LLC, to Subdivide 39 Acres Located at Approximately 750 South 1400 East into 86 Single-Family Residential Lots in the R1-12 Residential Zoning District with the findings and the conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Smith, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Jensen, “Aye”, Commissioner Thomas, “Aye”, and Chairman Hamilton, “Aye”.

4. Public Hearing and Recommendation on a City Code Text Amendment Request by Tooele City to Revise the Terms of Section 7-4-9 of the Tooele City Code Regarding Parking Lot Landscaping Islands.

Mr. Bolser stated that this proposal is looking at the requirement for landscape islands, specifically in parking lots and where the balance between the benefits and drawbacks of requiring these islands seem to tip towards being more of a drawback. He stated looking at this based on the ownership or the use of any one particular piece of property could be a problematic way to go about it so the staff has put together a potential amendment to the City Code text using a different method. He stated they have done it based on size of the parking lot, incorporating terms that determine parking lots that would be exempt from the requirement regardless of use the parking lot is associated with. It makes a separation based on an effort to try to quantify where the balance point lies where the benefits outweigh the drawbacks. He stated with this proposal, if the parking lot has less than 75 parking spaces, they are not required to provide landscaped islands separating rows of parking. He stated if a parking lot is a part of a phased

development and the overall development would have more than 75 spaces then the phase would be considered to have more than 75 spaces and would need to comply with the requirement.

Mr. Bolser stated Council Member Manzione asked how big 75 spaces is as a reference point. He stated the City Hall parking lot has 50 spaces. He stated the staff also analyzed if 12 was an appropriate number before having a break in parking spaces. They adjusted the number from 12 to 15. He stated the Macey's grocery store project had a recent addition of Harbor Freight to their parking lot. He stated if Harbor Freight were to come first, in subsection two, it states if a project will be done in phases, that will have more than 75 spots total, they would have been considered to have more than 75 although that one use would have been under the 75.

Commissioner Hammer asked why they choose to expand from 12 to 15.

Mr. Bolser stated 12 was what was originally adopted because it was a balance between larger and smaller parking areas. Now that the smaller parking areas are removing as part of the equation, they adjusted the number up to correspond.

Commissioner Robinson asked if schools and churches are exempt.

Mr. Bolser stated churches are not but some school facilities are.

Commissioner Robinson asked what the determining factor of how many spaces there are and how many are required in a row.

Mr. Bolser stated the usage of what the property is determines the number of spaces, i.e. square footage of business, number of employees, and the number of chairs for restaurants, and the property itself generally dictates how parking lays out on the site. It is the nature of the property and the business they have.

Commissioner Robinson tried to think of something other than commercial where phase work would take place. He stated the D.R. Horton project is done in phases and asked if that applies to them.

Mr. Bolser stated phasing is for the parking lot, not the development. He stated sometimes the parking lot is not phased even if the development is and vice versa. He stated that if the various phases of a project each have their own parking area that doesn't build off of the other phases then those parking areas would be considered independent and not phased.

Mr. Bolser stated Council Member Manzione asked about industrial uses. He stated more often than not, the building takes up more space than the ratio of people that work and visit there and often times those uses don't reach the parking lot requirement of 75 spaces.

Commissioner Robinson asked if there is anything in town where there was an example of 75 spaces.

Mr. Bolser stated he only did a quick analysis for a comparison and the parking lots he looked at were way below or way above that number. He stated City Hall and the front of the police station would be about 75 spots together.

Commissioner Jensen stated his appreciation for the staff's work because it creates flexibility for businesses. He stated it is hard to balance keeping everything nice and finding the practical use.

Chairman Hamilton opened the public hearing.

Commissioner Thomas moved to forward a positive recommendation on a City Code Text Amendment Request by Tooele City to Revise the Terms of Section 7-4-9 of the Tooele City Code Regarding Parking Lot Landscaping Islands. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Smith, "Aye", Commissioner Robinson, "Aye", Commissioner Bevan, "Aye", Commissioner Hammer, "Aye", Commissioner Jensen, "Aye", Commissioner Thomas, "Aye,", and Chairman Hamilton, "Aye".

5. City Council Reports

Council Member Manzione stated the City is purchasing a vactor truck. She stated during the work session they had a discussion and a presentation on the Mosquito Abatement District. She stated it would be a user tax, but she does not want to impose it on the entire City if it is only for a certain area. She stated they had a discussion on the Strategic Plan proposed by Jared Stewart and a discussion on an ordinance to join Tree City USA. She stated to be a part it, they are required to have an ordinance, plan to take care of the trees, an advisory board, and an Arbor Day Celebration.

Commissioner Hammer asked what a vactor truck is.

Council Member Manzione stated it is a big vacuum for the sewers that is expensive and very necessary.

6. Review and Approval of Planning Commission Minutes for Meeting held on October 27, 2021.

No changes to the Minutes.

Commissioner Robinson moved to approve the October 27th, 2021. Commissioner Bevan 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".

7. Planning Commission Training on Development Agreements

Mr. Baker, City Attorney, reviewed Development Agreements with the Planning Commission.

Mr. Bolser stated his appreciation for Mr. Baker and his presentation. He reminded the Planning Commission will only have one more meeting for this year on December 8th since the second meetings of November and December would fall closely to observed holidays.

8. Adjourn

Chairman Hamilton adjourned the meeting at 8:06 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 8th day of December, 2021

Tyson Hamilton, Tooele City Planning Commission Chair