

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, January 12, 2022

Time: 7:00 p.m.

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

Commission Members Present:

Paul Smith
Tyson Hamilton
Matt Robinson
Chris Sloan
Nathan Thomas
Weston Jensen
Melodi Gochis

Commission Members Excused:

Melanie Hammer

City Council Members Present:

Ed Hansen

City Council Members Excused:

Maresa Manzione

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Robinson.

2. Roll Call

Tyson Hamilton, Present
Matt Robinson, Present
Paul Smith, Present
Nathan Thomas, Present

Weston Jensen, Present
Chris Sloan, Present
Melodi Gochis, Present
Melanie Hammer, Excused

3. Recommendation on the Grand Storage Minor Subdivision Request by Sam Clegg to Subdivide 10 Acres of Property Located at 77 North 1100 West in the RR-1 Residential and LI Light Industrial Zoning Districts.

Mr. Aagard stated the minor subdivision includes 10-acre parcel. He stated the property is North of Vine Street and bares two zoning districts. He stated the storage units are LI, Light Industrial and the remaining acre is RR-1, Residential. He stated the applicant proposes to carve off one-acre parcel. He stated both lots meet or exceed minimum requirements and meet in compliance with the zoning district. The staff is recommending approval.

Commissioner Sloan moved to forward a positive recommendation to City Council Grand Storage Minor Subdivision Request by Sam Clegg to Subdivide 10 Acres of Property Located at 77 North 1100 West in the RR-1 Residential and LI Light Industrial Zoning Districts. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hamilton, “Aye”, Commissioner Smith, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Robinson, “Aye”. The motion passed.

4. Recommendation on the TP Tooele Minor Subdivision Request by Rod Engar to Subdivide 18 Acres of Property Located at Approximately 250 West 1000 North in the GC General Commercial Zoning District.

Mr. Aagard stated the minor subdivision is located North of 1000 North and West of 200 West near the bowling alley. He stated the property is zoned GC, General Commercial as are the properties to the East. The subdivision proposes to split lots into 2 lots. He stated each lot meets or exceeds the requirements. The staff is recommending approval with conditions listed in staff report.

Commissioner Gochis asked if the entrance on 300 West is a right-in, right-out. Mr. Aagard stated UDOT provided access at that location but they decide what kind of entrance it will be.

Commissioner Gochis asked if there is access to lot 1 by using lot 2. Mr. Aagard stated they encourage lot connection. Mr. Bolser stated there is cross access language on the Plat that allows access from 1-2 and 2-1.

Commissioner Thomas moved to forward a positive recommendation to City Council on the TP Tooele Minor Subdivision Request by Rod Engar to Subdivide 18 Acres of Property Located at Approximately 250 West 1000 North in the GC General Commercial Zoning

District with the conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hamilton, “Aye”, Commissioner Smith, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Robinson, “Aye”. The motion passed.

5. Decision on a Site Plan Design Review Request by Larry Jacobsen for the 50th Place Residential Development Proposed to be Located at 350 North 50 West for 0.55 Acres in the MR-8 Multi-Family Residential Zoning District.

Mr. Aagard stated the multi-family residential located 350 North 50 West is zoned MR-8. The application is proposing four attached town-homes, each unit having access to 50 West. He stated the main exterior material is stone. He stated the staff have reviewed the plans and they are recommending approval with the findings in the staff report.

Commissioner Gochis asked about the storm water drains.

Mr. Hansen stated 50 West is exempt from the storm and water gutter. He stated the applicant is proposing to put curb and gutter in.

Commissioner Gochis asked if there is storm water through there.

Mr. Hansen stated that 50 West was exempt from storm water requirements and roadway related improvements.

Commissioner Gochis asked if the fence surrounds the exterior of the property.

Mr. Aagard stated there will be fence on the exterior property.

Commissioner Gochis asked about the additional parking in the back.

Mr. Aagard stated visitor parking is on the south side.

Mr. Hansen stated there is one per four units, they are providing 2 and comply with the City code.

Commissioner Hamilton moved to approve Site Plan Design Review Request by Larry Jacobsen for the 50th Place Residential Development Proposed to be Located at 350 North 50 West for 0.55 Acres in the MR-8 Multi-Family Residential Zoning District based on the findings in the staff report. Chairman Robinson seconded the motion.

The vote was as follows: Commissioner Hamilton, “Aye”, Commissioner Smith, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Robinson, “Aye”. The motion passed.

6. Public Hearing and Recommendation on a City Code Text Amendment Request by Tooele City to Revise the Terms of Section 7-4-11 of the Tooele City Code Regarding Public Safety Aisle Requirements in Parking Lots.

Mr. Bolser stated this is a text amendment to the City code regarding parking lots. He stated it identifies routes that have to be wider for safety, but it is a blanket rule that complies to all. He

stated the ordinance proposes to examine a more effective way by looking at different types of development that would be most common for the needs, separating between multi-family residential and non-residential. He stated within multi-family, building greater than two stories there would be a wider safety public way required. They would be required if the drive aisle is close to the building and if there was a covered area close to the building. For non-residentials, there are the same considerations of height and size of the building, but also dealing with danger or hazardous material. He stated Section C is a restatement of what has been stated and the graphic will be removed.

Commissioner Hamilton stated he won't understand the code without a picture.
Mr. Bolser stated it is written well because of the Fire Chiefs.

Commissioner Jensen asked if it effects existing structures if they decide to change this.
Mr. Bolser stated it works in the inverse, if it is already there it would not be held to that.

Commissioner Jensen asked if they would permit a building to hold something of it required a wider drive aisle.
Mr. Bolser stated if it is an allowed use in the ordinance they are obligated to, as far as ordinance is towards new developments.

Chairman Robinson opened the public hearing. No one came forward. He closed the public hearing.

Commissioner Sloan moved to forward a positive recommendation to City Council on a City Code Text Amendment Request by Tooele City to Revise the Terms of Section 7-4-11 of the Tooele City Code Regarding Public Safety Aisle Requirements in Parking Lots.

Commissioner Smith seconded the motion. The vote was as follows: Commissioner Hamilton, "Aye", Commissioner Smith, "Aye", Commissioner Jensen, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye", and Chairman Robinson, "Aye". The motion passed.

7. Recommendation on a City Code Text Amendment Request by Zenith Tooele, LLC to Revise the Terms of Section 7-11a-18 of the Tooele City Code Regarding Exterior Building Material Requirements for Multi-Family Residential Development. (Continued from the December 8, 2021 Planning Commission Meeting)

Mr. Bolser stated this was tabled during the December 8th Planning Commission meeting. He stated the applicant notified the staff they were not ready to come back and wanted to do some additional research before presenting.

Commissioner Thomas asked if he was absent during the last discussion.
Commissioner Robinson stated they discussed the change but the applicant was unsure of what they wanted. He stated what is in the packet is exactly what it was last time.

Mr. Bolser stated it sounds like the applicant wants to come back.

Mr. Baker stated the materials that were submitted had a number of allegations about the City that were explained as not correct, and rebutted under correct understanding and facts.

Commissioner Sloan asked if it is time sensitive for anyone else.
Mr. Bolser stated not that he is aware.

Commissioner Smith stated his opinion is for a negative recommendation,

Commissioner Thomas stated they don't want to change how nice houses could be, but potentially, would like to see what builders decide.

Commissioner Jensen stated he would like to hear what the applicant has to say.

Commissioner Hamilton stated he would also like to see what they came up with.

Commissioner Thomas asked what procedurally what's next.
Chairman Robinson stated once the discussion is over, they need to make a motion.

Commissioner Gochis stated sometimes they want to change design standards to save money but not beneficial for those purchasing or renting the homes.

Commissioner Sloan stated he would like to table.

Commissioner Smith stated the Commission should decide date when the applicant comes back.

Mr. Bolser stated the Commission can make it date certain where they intend to hear from the applicant, and the applicant would be made aware. The other option is to table to a condition-certain where they would state the condition. He stated he recommends they state the condition as the applicant should resubmit the application when they are ready.

Commissioner Hamilton stated if they don't do that it just goes away.

Commissioner Sloan stated he agrees with Commissioner Smith. He stated they have ample time to get things sorted and come back to the Commission.

Commissioner Hamilton moved to table it on a conditional basis until the applicant is ready to present to the Commission again. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hamilton, "Aye", Commissioner Smith, "Aye", Commissioner Jensen, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye," and Chairman Robinson, "Aye". The motion passed.

8. City Council Reports

Council Member Hansen stated they got new Chair and Vice-Chair, the Fire-Chiefs were sworn in, and they have an application for new alternate of Planning Commission.

Commissioner Sloan stated his appreciation to Council Member Hansen and Council Member Manzione for staying with the Planning Commission.

9. Review and Approval of Planning Commission Minutes for the Business Meeting Held on December 8, 2021 and the Special Business Meeting Held on December 14, 2021.

There are no changes to the minutes.

Commissioner Hamilton moved to approve the minutes. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hamilton, “Aye”, Commissioner Smith, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,” and Chairman Robinson, “Aye”. The motion passed.

Commissioner Thomas asked if there is an update on the Skyline property by Deer Hollow, specifically plans for the drainage area.

Mr. Bolser stated they are preparing plans for a plat.

Commissioner Thomas stated when they presented, he had concerns about the drainage and if they would be accessible to the public.

Mr. Bolser stated there is no benefit for them being access to public, but there is preservation in it.

Commissioner Thomas asked if the HOA cleanup takes care of it

Mr. Bolser stated individual property owners keep those clean.

Commissioner Thomas stated he is always looking for access to trails and asked if they will have it fenced.

Mr. Bolser stated it is a non-buildable area.

10. Adjourn

Chairman Robinson adjourned the meeting at 7:35 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 9th day of February, 2022

Matt Robinson, Tooele City Planning Commission Chair