

TOOELE CITY PLANNING COMMISSION MINUTES
June 13, 2018

Date: Wednesday, June 13, 2018

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Shauna Bevan
Phil Montano
Matt Robinson

Commission Members Excused:

Melanie Hammer
Tony Graf
Bucky Whitehouse
Chris Sloan

Commission Members Unexcused:

Brad Clark

City Employees Present:

Jim Bolser, Community Development and Public Works Director
Roger Baker, City Attorney

Council Member Present:

Council Member McCall

Council Member Excused:

Council Member Gochis

Minutes prepared by Amanda Graf

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Hamilton

2. Roll Call

Tyson Hamilton, Present
Shauna Bevan, Present
Phil Montano, Present
Matt Robinson, Present

Mr. Bolser explained that since there were only four commissioners in attendance any vote would need to be unanimous in order for any motion to pass.

3. Public Hearing and Recommendation on ordinance 2018-07, an ordinance of the Tooele City Council creating a Planned Unit Development zoning overlay on property zoned R1-7 located at the northwest corner of Vine Street and Droubay Road

Presented by Jim Bolser

This is an ordinance to create a planned unit development overlay district in the R1-7 zone for a property and potential development located on the northwest corner of Droubay Road and Vine Street. The subject property was shown on a map at the meeting. The property was formerly owned by Tooele City and sold off through an open process. Mr. Bolser reviewed the property on a map at the meeting and showed which portions of the property would remain in public ownership to accommodate an existing trailhead and overflow parking for Oquirrh Hills Golf Course.

The intent of the overlay district is to address two specific issues: to change the lot size and to change the setbacks for the units within the development. The intention is to create amenities and open space in exchange that tie into the golf course as well as the amenities within the development for potential residents. Mr. Bolser showed what the concept plan would look like for the property layouts once the development review moves forward should the ordinance be passed by the City Council following the recommendation by the Planning Commission.

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

Commissioner Montano asked what the size of the lots would be; Mr. Bolser stated that they would be a minimum of 4200 square feet.

Commissioner Montano asked what the setbacks would be; Mr. Bolser stated that they would be 25 feet on the front, 20 feet on the rear, and 5 feet on the sides.

Chairman Robinson opened the public hearing.

Robert DuBois, an administrator of the Moose Lodge, came forward. Their building is adjacent to the property. The plat map identifies a road on the West side of their building. He asked where Droubay Road would be going in the future. He stated that at one point an administrator came and discussed putting a road on the West side of their building.

Mr. Bolser stated that it's still undetermined where Droubay Road will go. He stated that at this time that extending Droubay Road is not under consideration. Mr. DuBois asked Mr. Bolser why the map showed a road extension there; Mr. Bolser responded that he didn't know why it was shown the way it was because it was off-site and unrelated to the proposal at hand. Mr. DuBois asked where the equipment for the heavy construction would park; in the past heavy equipment has been parked in their parking lot as it was the easiest place for parking for these vehicles. Mr. Bolser responded that the

developer would be required to keep the construction equipment on their site or secure private arrangements with other property owners if they need to be stored off-site.

Brad Van Drummond came forward. He asked if the homes would be single or two story structures. He is concerned that since it's a high density housing project it will lower their property values. Due to the housing shortage he's okay with that. He is concerned about the layout of the development. There are four houses that face Vine Street; as this plan is laid out his front yard will be facing someone's back yard. He's concerned about having to stare at someone's back yard. He asked if the open space could be adjusted so that the houses facing Vine Street are facing the open space in the development. Mr. Van Drummond said that the City Code states that any time there is a new development that the developer should try to highlight the natural features of the area.

Mr. Bolser stated that at this point in time the builder doesn't have to declare if the homes will be one or two story although he stated that he anticipates some mixture of housing designs and homes would be limited to the height limitation in the City Code for all residential structures in the R1-7 zone. Unfortunately views are not a property right that the City can consider when looking at new developments. This is not the first iteration of the layout of this development. Both the developer and property owners have rights; the City has to operate within the rights of both entities when looking at new developments.

Commissioner Montano asked what the maximum height of the homes could be; Mr. Bolser responded that the maximum height is 35 feet.

Commissioner Bevan asked if the developer is responsible for curb, gutter, and lighting on the back of the property; Mr. Bolser responded in the affirmative. She asked if the developer was responsible for fencing; Mr. Bolser responded that the property would have an HOA that would have boundary and fencing requirements.

Trevor Rickard came forward. He asked if this would be a low-income housing project. He also asked about street parking. He recently moved from a place where a large apartment complex was built across the street from his home and street parking became an issue in the area.

Mr. Bolser stated that this is not intended to be a low-income housing project; it will be a market-rate housing development. One of the considerations for the front setback remaining 25 feet is that they will provide parking for multiple vehicles on their own property. They will also have internal parking to the development so that parking on Vine Street shouldn't be necessary. However, all public streets are available for parking at anytime unless marked specifically as prohibited. Parking on Vine Street will be a possibility, but parking has been taken into consideration in the design of the development, so it would be unlikely.

Mr. Baker stated that he worked with the purchaser of the property from the early days; he sold the property to the purchaser for the City. The developer always presented the project as a high-end golf course development. There will be a golf cart path going through the development. There will be restrictive covenants governing the appearance of the project and the behavior of the residents. If someone were to park on Vine Street there would be no direct access into the lots due to the masonry fence.

Commissioner Montano asked if they could make a condition that no parking was allowed on Vine Street. Mr. Baker stated that the recommendation would be illegal as on-street parking is legal and is only restricted during winter months regarding snow plows. The City Code requires a minimum amount of parking stalls within the project.

Commissioner Montano clarified that there would be a fence on the lots facing Vine Street; Mr. Baker stated that the Code requires a full masonry fence for this part of the project, and not cinderblock.

Mark Runyon came forward. He's lived on Vine Street for 10 years. This project will greatly affect his home. He is concerned about how a duplex project will affect his property values. He asked if there were any plans available to show what the elevations on the homes would look like. He's glad to hear there will be a masonry wall on the part of the project facing Vine Street.

Mr. Bolser stated that the issue before the Planning Commission is only on the PUD ordinance, not on the development itself. The review of the elevations will come with the approval of the development itself.

Mike Garcia came forward; he works for the Tooele County School District. He wanted to make sure that they have a safe route for any children living in the development to get to Sterling Elementary with adequate sidewalks.

Chairman Robinson asked Mr. Bolser if discussion of the sidewalks would come later or with the final plat approvals. Mr. Bolser stated that sidewalks beyond the boundaries of the site are an off-site improvement that would have to be taken care of by others, not the developer.

Chairman Robinson asked if there were any other questions or concerns from the public; there weren't any. Chairman Robinson closed the public hearing.

Chairman Robinson asked if there were any other comments or concerns from the Commission; there weren't any.

Commissioner Bevan moved to forward a positive recommendation to the City Council for the Par 4 Estates Subdivision Ordinance 2018-07 for a Planned Unit Development Overlay District Request by Par 4 Estates, LLC to allow for construction of a 62 unit single family residential planned unit development, application number 2170015, based on the findings and subject to the conditions listed in the Staff Report dated June 13, 2018. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hamilton, "Aye," Commissioner Bevan, "Aye," Commissioner Montano, "Aye," Chairman Robinson "Aye." The motion passed.

4. Recommendation on the Final Subdivision Plat for the Providence at Overlake Subdivision Phase 2, a 22-lot residential subdivision on 7.18 acres located at approximately 1400 North 400 West.

Presented by Jim Bolser

Earlier this spring the Planning Commission and City Council approved a preliminary plat for both phases 1 and 2 of this development which is located at the very southwest corner of the Overlake development. A map of the development was shown at the meeting. The left-hand side of the green box on the map shown at the meeting is 400 West; the east side is Clemente Way. Phase 1 has received final plat approval and has been recorded with the County and they are preparing for construction on the four lots that were recorded there. This recommendation is for the final plat request for Phase 2 which is the remaining 22 lots that fill in the rest of the area shown on the map at the meeting. The plat has been reviewed by City staff; they have found it meets requirements for final plat approval and recommend a positive approval on the project.

Chairman Robinson asked the Commission if they had any questions or concerns.

Commissioner Bevan asked if the homes would be facing the Overlake subdivision instead of 400 West; Mr. Bolser responded in the affirmative. He stated that this development is intended to be annexed into the North Tooele Special Services District following approval and recording.

Chairman Robinson asked if there were any other comments or concerns from the Commission; there weren't any.

Chairman Robinson moved to forward a positive recommendation to the City Council for the Providence at Overlake Subdivision Phase 2 Final Plat, for the purpose of creating 22 single-family residential lots at approximately 1400 North 400 West, application number P18-245, based on the findings and subject to the conditions listed in the Staff Report dated June 8, 2018. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hamilton, "Aye," Commissioner Bevan, "Aye," Commissioner Montano, "Aye," Chairman Robinson "Aye." The motion passed.

5. Recommendation on the Final Subdivision Plat for the Canyon Village-Rust Subdivision, Phase 2, a 33-lot residential subdivision on 7.76 acres located at the southeast corner of Pine Canyon Road and Copper Canyon Road.

Presented by Jim Bolser

This is the second phase of a project that was approved preliminarily; Phase 1 is currently under construction. Phase 2 was outlined on a map shown at the meeting. This recommendation is for approval of Phase 2 of the project. The plat has been reviewed by City staff; they have found it meets requirements for final plat approval and recommend a positive approval on the project.

Mr. Bolser explained that one of the oddities of this project is that the north side of the project borders Pine Canyon Road; Pine Canyon Road will be established under jurisdiction of the County whereas the remainder of the project will be established under the jurisdiction of the City.

Chairman Robinson asked the Commission if they had any questions or concerns; there weren't any.

Commissioner Hamilton moved to forward a positive recommendation to the City Council for the Canyon Village-Rust Subdivision Phase 2 Final Plat, for the purpose of creating 33 single-family residential lots at the southeast corner of Pine Canyon Road and Copper Canyon Road, application

number P17-714, based on the findings and subject to the conditions listed in the Staff Report dated June 8, 2018. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hamilton, “Aye,” Commissioner Bevan, “Aye,” Commissioner Montano, “Aye,” Chairman Robinson “Aye.” The motion passed.

6. Review and Approval of the Planning Commission minutes for the meeting held May 9, 2018.

Chairman Robinson moved to approve the minutes from the meeting held May 9, 2018.

Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hamilton, “Aye,” Commissioner Bevan, “Aye,” Commissioner Montano, “Aye,” Chairman Robinson “Aye.” The motion passed.

7. Adjourn

Commissioner Bevan moved to adjourn the meeting. The meeting adjourned at 7:32 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 27th day of June, 2018

Matt Robinson, Chairman, Tooele City Planning Commission