

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, July 28, 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
Shaunna Bevan
Matt Robinson
Paul Smith
Nathan Thomas
Melanie Hammer

Commission Members Excused:

Weston Jensen

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

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

2. Roll Call

Tyson Hamilton, Present
Dave McCall, Present
Melanie Hammer, Present
Shaunna Bevan, Present

Matt Robinson, Present
Chris Sloan, Present
Nathan Thomas, Present
Paul Smith, Present
Weston Jensen, Excused

3. Public Hearing and Decision on a Conditional Use Permit Request by Scott Aders to Authorize the “Personal Storage Facility and Warehouse” Land Use on Approximately 1.0 Acre of Property Located at 1220 Flinders Street in the LI Light Industrial Zoning District.

Presented by Andrew Aagard, City Planner

Mr. Aagard stated the property is located at 1220 Flinders Street with an auto-body business and storage facility in the surrounding area. He stated the applicant has submitted a site plan with the warehouse housing storage and office space. He stated notices had been sent out to the surrounding areas. He stated they received a phone call from the neighboring business regarding storm water coming onto their property.

Chairman Hamilton opened the public hearing.

Commissioner Thomas moved to approve the Conditional Use Permit Request by Scott Aders. 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. Recommendation on a Preliminary Subdivision Plan Request by Building Dynamics, Inc., for the Creation of 25 Townhome Lots Located at Approximately 1150 North Franks Drive in the MR-16 Multi-Family Residential Zoning District on 2.14 Acres.

Presented by Andrew Aagard, City Planner

Mr. Aagard stated the Preliminary Subdivision Plan request was for the subject property located approximately 1150 North Franks Drive. He stated the surrounding land is undeveloped with developments coming soon. He stated the property is zoned MR-16, multi-family residential with a maximum density of 16 units per acre. He stated the applicant wants to create 25 unit lots with 12 units per acre. He stated each townhouse will be privately owned.

Commissioner Robinson moved to forward a positive recommendation on the Preliminary Subdivision Plan request by Building Dynamics, Inc. 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”.

5. Decision on a Site Plan Design Review Request by Lexington Townhomes, LLC, for a 25-Unit Townhome Development Proposed at Approximately 1150 North Franks Drive in the MR-16 Multi-Family Residential Zoning District on 2.14 Acres.

Presented by Andrew Aagard, City Planner

Mr. Aagard stated this item is a follow up to the previous item. He stated the site plan proposes the construction on 550 West with access to the townhomes. He stated the townhomes will be rear-loaded with the exception of three townhomes which will be front-loaded. He stated the driveways will be able to accommodate two vehicles with guest parking available. He stated landscaping will incorporate irrigated turf grass, child play area, coble mulches and trees in between buildings. He stated the landscaping and the architecture has been reviewed and complies with the City standards.

Commissioner Robinson asked why some townhomes were rear-loaded and others were front-loaded.

Mr. Aagard stated he is not sure why, but invited the applicant up.

Mr. Carpenter stated the purpose of front-load and rear-load is to add variety and be the model home for future developments that will be front loading.

Commissioner Smith suggested they consider a gazebo to appeal to multiple ages.

Mr. Carpenter stated it is a good idea to consider.

Commissioner Thomas stated he likes the idea of Gazebo.

Commissioner Robinson moved to approve the site plan design review request.

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”.

6. Public Hearing and Recommendation on a Proposed Text Amendment Request by Tooele City to Revise the Terms of Table 2 of Chapter 7-16 of the Tooele City Code Regarding Certain Setback Requirements in Industrial Zoning Districts.

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the City Code establishes the setbacks that a community determines would be appropriate. He stated that one aspect that goes into this determination is the building code which has varying requirements based on the type of construction and use of the building. He stated commercial and non-residential has more varying aspects to it where the uses and construction types are less consistent than residential. He stated there was an application that went through a pre-development process with the intent to look at a mass subdivision and split the property for different uses. That subdivision would split existing buildings onto separate properties that would be too close to meet setbacks. He stated the amendment is to allow and establish a

minimum standard lower than the current requirement with the emphasis shifting the setback determination to the applicant based on the type of construction of and nature of use for the building and what they want to do.

Chairman Hamilton stated it could allow diversity to the commercial property as well. Mr. Bolser stated the current focus is for industrial zones but could potentially be for commercial.

Chairman Hamilton opened the public hearing.

Commissioner Bevan moved to forward a positive recommendation on a proposed text amendment Request by Tooele City to Revise the Terms of Table 2 of Chapter 7-16 of the Tooele City Code Regarding Certain Setback Requirements in Industrial Zoning Districts. Commissioner Hammer 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. City Council Reports

Council Member Manzione stated the ordinance to reassign the land use for the U-Haul facility was denied because of the sales tax revenue. She stated the changing of the zone to LI, Light industrial for the property located at 701 East 2400 North passed. She stated they approved the code changes for RSD and CSD with a few discrepancies in the text. She stated they formed an IT department and Mayor Winn appointed Jamie Grandpre to the Position of Director of the Public Works Department. She stated they had an application for multi-family residential zone near England Acres, for D.R Horton, who asked to table the discussion to work on a few items on their end.

Commissioner Robinson asked if there was a time table when D.R Horton would be coming back.

Council Member Manzione stated they had not been given a time frame yet.

8. Review and Approval of Planning Commission Minutes for Meeting held on July 14, 2021.

No Changes were asked to be made to the minutes.

Commissioner Robinson moved to approve the minutes from July 14, 2021. 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”.

9. Adjourn

Chairman Hamilton adjourned the meeting at 7:33 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 ____ of August, 2021

Tyson Hamilton, Tooele City Planning Commission Chair