

TOOELE CITY PLANNING COMMISSION MINUTES

March 27, 2019

Date: Wednesday, March 27, 2019

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

Commission Members Present:

Tony Graf
Tyson Hamilton
Melanie Hammer
Chris Sloan
Shaunna Bevan
Phil Montano
Matt Robinson
Bucky Whitehouse

Commissioner Members Absent:

Ray Smart

City Employees Present:

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

Council Members:

Council Member McCall
Council Member Gochis

Minutes prepared by Kelly Odermott

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Sloan.

2. Roll Call

Tyson Hamilton, Present
Tony Graf, Present
Melanie Hammer, Present
Chris Sloan, Present
Shaunna Bevan, Present
Phil Montano, Present
Matt Robinson, Present

Bucky Whitehouse, Present

3. **Recommendation on a Subdivision Final Plat for Providence at Overlake Phase 3 Subdivision, application by Howard Schmidt located at 1400 North 400 West in the R1-7 Residential zoning district for the purposes of creating 48 single-family residential lots.**

Presented by Andrew Aagard

Mr. Aagard stated that this is a 12 acre parcel located south of Overlake, north of 1000 North and east of 400 West. An aerial map of the property was shown on the screen. The majority of the property surrounding the parcel is vacant. To north of the property is phase 2 of Providence of Overlake, which is currently under construction and being developed by the same developer with this application. The zoning for the property is R1-7 as are all of the surrounding properties. The subdivision plat will create 48 single family lots ranging in size from 7,700 up to 9,300 square feet. Mr. Aagard stated that the subdivision plot is very straight forward. There isn't any open space, storm water basin or double fronting lots that need specific attention. The proposed subdivision will connect to Providence Way in phase 2. Stub streets will be created for future east and west connections to Berra Blvd. Also stubs to the south for future phases in the subdivision. Each lot in the subdivision meets or exceeds minimum lot requirements for lot sizes, lot widths, and lot frontages as required by the R1-7 residential codes. Staff is recommending approval with the basic housekeeping requirements listed in the Staff Report.

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

Commissioner Hammer asked if there was any issue with the public agenda notice stating 25 lots, but the development for approval is actually 48 lots.

Mr. Baker stated that in his opinion the public is on more than adequate notice to discuss this item.

Commissioner Hamilton motioned to forward a positive recommendation to the City Council for the Providence at Overlake Phase 3 Final Plat Subdivision Request by Howard Schmidt, to create 48 single family lots at approximately 1400 North 400 West, application P18-894 based on the findings and subject to the conditions listed in the Staff Report dated March 19, 2019. Commissioner Sloan seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Montano, "Aye," Chairman Graf, "Aye." The motion passes.

4. **Recommendation on a Subdivision Final Plat for the Tooele City Police Station Subdivision, application by Tooele City, located at 70 North Garden Street in the GC General Commercial zoning district for the purposes of consolidating five parcels into one lot.**

Presented by Andrew Aagard

Mr. Aagard stated the 2.2 acre parcel is located just east of City Hall. The parcel is surrounded by various commercial and residential uses. An aerial map was shown on the screen. The parcel is zoned general commercial. There are about five or six lots that exist by meets and bound descriptions, currently. This plat will consolidate all those plats into one plat and subdivision lot. The consolidation will also vacate some existing overhead powerline easements and will create some public utility easements along the perimeter. The lot exceeds the minimum lot size requirements for existing general commercial zones. It also exceeds all frontage and width requirements.

Chairman Graf asked the Commission if there were any questions and comments, there were none.

Commissioner Bevan moved to forward a positive recommendation to the City Council for the Tooele City Police Station Final Plat Subdivision Request by Tooele City for the purpose of creating a new 1 lot subdivision, application number P19-171, based on the findings and subject to the conditions listed in the Staff Report dated March 21, 2019. Commissioner Robinson seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Montano, "Aye," Chairman Graf, "Aye." The motion passed.

5. Discussion regarding potential text amendments to Title 7 of the Tooele City Code regarding parking.

Presented by Jim Bolser

Mr. Bolser stated that this is a similar process to the previous text amendment approved a few weeks prior regarding multi-family revisions. This proposal is looking at a method to overhaul the parking chapter which is Chapter 4 of Title 7. There were a couple of targets in doing this proposal. First, the existing provisions have existed for awhile and to see if the current provisions are still relevant and serving the City well. The parking chapter has been serving the City well, but in looking at it, it was reviewed to see if it will also work in the future. Mr. Bolser stated that currently in the City Code there are two separate locations that declare ratios for parking calculations. In the proposal those calculations have been condensed into a single location. This will hopefully make the calculations easier to read and locate for applicants, city staff, and general public. Mr. Bolser stated that none of the ratios and formulas for calculating for parking have decreased. Most of the calculation formulas remain unchanged. The ones that were amended went up slightly.

Mr. Bolser stated that another of the other primary focuses was there are a number of principles of design that have been administered by City staff over the years that do not appear in the current parking chapter. Those have been properly adopted by policy, but are not in the City Code. The proposal puts them in the City Code. Those particularly relate to design features, stall size, drive aisle widths, etc.

Mr. Bolser stated there are two new proposals in the ordinance for the consideration. One being the idea of parking ranges rather than a specific parking calculation. The calculations are still in the code, but the ranges are an idea that not every business use follows the same business model, for example. In order to facilitate a slight amount of flexibility the idea of parking ranges for certain uses. Certain uses are allowed ranges, not all uses are allowed to have ranges. For the specific uses that are allowed ranges an applicant is allowed a percentage in which the applicant can freely go above or below the specific calculation. If the calculation calls for 100 parking spaces, the applicant can design and build parking stalls from 85 to 115 without question or need of approval. If they want to go further above or below the range with parking spaces, the applicant will have to perform a parking study to demonstrate that the changes in parking are a necessity for their business model and secondly the Planning Commission would review the application for approval or denial.

Mr. Bolser stated the second idea that is new is the last thing in the chapter. That is the idea of public safety aisles. Currently parking lot aisles are a standard size and width in Tooele City. The idea of public safety aisles is that there are specifically designated aisles which are required to be wider. The reason for the wider aisles is there are specific patterns that emergency services will respond to the building. For instance, if there is a medical emergency in the produce section of a grocery store or a fire in the building, emergency responders will use specific routes to respond. Particularly with fire department response the equipment brought will be very large and there is a need for space for the vehicles. A standard drive aisle with fire truck outriggers and gear will take up the entire space. With the larger aisles there will be some extra space. All remaining drive aisles will have a minimum standard of 24 feet. If an aisle is identified as safety aisle, those are a minimum of 30 feet to accommodate for emergency response. Mr. Bolser stated that there might be the question of if there is a vehicle fire on a standard aisle, what about an emergency response vehicle? Typically, the vehicles dispatched for a vehicle fire would be smaller than a structure fire.

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

Commissioner Montano had a question from items on page 2 with the new table. How much has that changed from before? Mr. Bolser stated very little. The calculation ratios did not change. Previously the code had the ratios written out in sentence form. The change was to consolidate the information into one location for the criteria. The only uses that had calculation changes were the dwellings and multi-family dwellings have been unified to be the same ratio. Prior they were two different ratios. The multi-family ratio increased very slightly to meet the others.

Commissioner Bevan stated the proposal makes it easier to find things in the table.

Commissioner Robinson, asked about the ranges for parking stalls. There is a 15% leeway. Mr. Bolser stated that the leeway 15% range is for nonresidential uses. Commissioner Robinson stated that there is additional 10% that can be requested and that is a cap? If they do the parking study the applicant can't adjust parking more than 25% total. Mr. Bolser stated correct. The Planning Commission wouldn't be under any obligation to approve it based on the study. Commissioner Robinson asked if the applicant can come back with 15% and additional 15% from

the study, that wouldn't work? Mr. Bolser stated that the Planning Commission would be allowed to give up to 10% but wouldn't be obligated to give the 10% or anything else.

Commissioner Hammer asked if there is an approval for a certain business to have 85 parking stalls and then that business leaves the building. A new business in the same building might need 100 parking stalls. How would that be mitigated? Mr. Bolser gave an example of an office business. Offices typically have low parking requirements. If the office business goes out of business or leaves the building, the space might be used by a restaurant. A restaurant has higher parking requirements. The restaurant going into that location would have to justify the parking situation. They would have to demonstrate they had adequate parking. That can be done through existing parking, parking agreements with neighboring businesses, and a number of different ways. The restaurant would have to justify how they meet the requirements.

Commissioner Montano asked on the formula used by the Green Burrito and it did not meet the parking requirement and was not close to meeting the requirement, but was approved for business. Mr. Bolser stated that the Green Burrito did meet the requirement by performing a study and justified that they can provide parking in the ratio that is appropriate. The Green Burrito had to work with the neighboring tenants and demonstrate that their needs fall short of what they have available leaving additional parking for neighboring uses to use, but the number of stalls for the entire group of uses met the requirements. The study showed that the Green Burrito did meet the requirements due to their relationship with neighboring uses needs. Commissioner Montano asked how does the Planning Commission or City determine if the study is adequate? Mr. Bolser stated that the applicant is required to initiate the study and pay for the study from a professional licensed engineer that has the ability and training to do so. Commissioner Robinson stated that the requirements were clear in the chapter proposal. Mr. Bolser stated that the Planning Commission will have to review the study to determine appropriateness.

Commissioner Graf asked the Commission if there were any final comments or questions.

Commissioner Sloan commended the staff about this chapter and the other chapters that have been reviewed. It updates the way the City does things. He stated that sitting on the committee was enjoyable because everyone was prepared and ready to share.

Chairman Graf wanted to echo the comments from Commissioner Sloan. Having a clear code benefits everyone and he appreciates the work.

Mr. Bolser thanked the committee for the work and dedication to get the project done.

6. Review and Approval of Planning Commission minutes for meeting held March 13, 2019.

Commissioner Robinson stated that he was listed as voting, but he had not been in attendance. Also, Droubay Road was spelled incorrectly.

Commissioner Sloan moved to approve minutes from the meeting held on March 7, 2019, with the edits. Chairman Robinson seconded the motion. The vote as follows: Commissioner

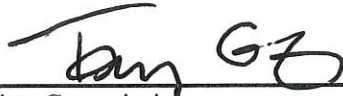
Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Montano "aye," Chairman Graf, "Aye." The motion passed.

7. **Adjourn**

Commissioner Hamilton move to adjourn the meeting. The meeting adjourned at 7:25p.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 10th day of April, 2019



Tony Graf, Chairman, Tooele City Planning Commission