

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, February 26, 2020

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

Commission Members Present:

Shauna Bevan
Melanie Hammer
Tyson Hamilton
Matt Robinson
Chris Sloan
Nathan Thomas

Commission Members Excused:

Ray Smart
Bucky Whitehouse
Dave McCall

City Employees Present:

Andrew Aagard, City Planner
Jim Bolser, Community Development Director

City Employees Excused:

Roger Baker, City Attorney
Paul Hansen, City Engineer

Council Members Present:

Council Member Hansen
Council Member Brady

Minutes prepared by Kelly Odermott

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Thomas.

2. Roll Call

Matt Robinson, Present
Melanie Hammer, Present
Shauna Bevan, Present
Tyson Hamilton, Present
Chris Sloan, Present
Nathan Thomas, Present

Mr. Bolser reminded the Commission that any motion taken during the meeting would need to pass with four Commissioners voting for the action, due to the fact that the Planning Commission was short one member but still had make a quorum.

3. Recommendation on a Final Plat Subdivision for Providence at Overlake Phase 4 by HK Schmidt LLC at approximately 400 West and 1400 North in the R1-7 Residential zoning district.

Presented by Andrew Aagard

Mr. Aagard stated the proposed final plat subdivision is located at approximately 400 West and 1400 North. Most of the property surrounding the property is currently vacant land. Phase three of the development is constructing to the west and phase two is developing to the northwest of the property. Property is zoned R1-7 Residential, as are all of the surrounding properties. Phase four will include the construction of 30 new single-family residential lots. All lots within the subdivision met minimum requirements for lot size, width, and frontages. There are no double fronting lots in this phase of the subdivision. Storm water detention basins were constructed as part of phase two. Tooele City staff has reviewed the final plat subdivision has confirmed that it meets or exceeds development codes and standards as required by development code. Staff is recommending approval with the basic conditions listed in the Staff Report.

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

Commissioner Thomas asked about the Staff Report and noted that there were no trails or walkways in the development and if there has been discussions for such. Mr. Aagard confirmed that there are no trails or walkways and there had not been any discussion. Commissioner Thomas asked if phase five has been approved. Mr. Aagard stated that phase five has not been approved. Mr. Bolser stated that phases three, four, and five have all received their preliminary plan approval which does vest the development for issues like configuration. At this point, regarding adding trails or walkways, would have been better served to have happened at the time of the preliminary plan.

Commissioner Sloan motion to forward a positive recommendation to the City Council for the Providence at Overlake Phase 4 Final Plat Subdivision Request by Howard Schmidt, representing HK Schmidt LLC for the purpose of creating 30 single-family residential lots, application number P19-750, based on the findings and subject to the conditions listed in the Staff Report dated February 20, 2020. Commissioner Robinson seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Thomas, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Hamilton, "Aye." The motion passes.

4. Decision of a Site Plan Design Review for Allen Floor Coverings by Terry Allen at 1518 North Pine Canyon Road in the GC General Commercial zoning district.

Presented by Andrew Aagard

Mr. Agard stated Allen Floor Coverings wishes to construct a new flooring display and warehouse business on the vacant property at 1518 North Pine Canyon Road. There is an existing movie theater to the north, and storage units to the south. Further east is an existing mobile home development. The property is zoned GC General Commercial as are all the surrounding properties to the north, west, and east. Property to the south is zoned LI Light Industrial. The property is located within the North Tooele Gateway Overlay. The overlay requires additional emphasis on street scape, appeal, and landscaping, architecture, and so forth. The Gateway Overlay also requires the Planning Commission approve the site plan. The site plan was shown on the screen. Several elevations of the design plan were shown on the screen. The construction material is a metal building with stucco panels of masonry stone veneer. The north and south elevations wrap the stucco masonry around to approximately 18 feet at which point the stucco and masonry changes to seam metal walls with a masonry veneer wainscot. The eastern façade is the less visible façade and is all seam metal wall. Staff has added to conditions of approval to the normal housekeeping items. Condition five requires that the eastern portion of the property that will remain vacant, will remain undisturbed and that native grasses growing there will be cut and maintained regularly. Condition 6 requires that the standing seam wall be painted a color that is complimentary to the stucco and masonry veneer. Staff is confident that the site plan proposed does meet or exceed all Tooele City requirements for commercial development and is recommending approval with the conditions listed in the Staff Report.

Chairman Hamilton asked the Commission is there were any comments or questions.

Commissioner Bevan asked about fencing on the back part of the building. She is concerned about tagging or graffiti on the back part of the building. Mr. Agard stated there is no property line there and the GC General Commercial does not have a fencing provision by ordinance. Commissioner Bevan asked if there is concern about that. Mr. Agard stated that he was unsure if they were concerned, but the intent is to eventually expand.

Commissioner Sloan asked about the enforcement mechanism to monitor the weed control? Mr. Agard stated the ordinance currently used for weed control, states that weeds cannot exceed 6 inches at which point the code enforcement officer will investigate and begin proceedings.

Commissioner Thomas stated that he is concerned about the provisions of the gateway overlay and the conformity of the building with those provisions. He stated that he has driven past the location and he doesn't believe that this building will conform with the other buildings in the neighborhood and is as complete as the other buildings. Mr. Agard stated that it is the responsibility of the Planning Commission to review the architectural standards, the Planning Commission does have the authority to do so. Mr. Bolser stated that generally speaking Mr. Agard is correct, but when dealing with a condition of approval on an administrative case, such as this, it has to be based on some standard that is in the code. Currently Tooele City does not have architectural standards for nonresidential uses. It would be somewhat difficult beside working with the applicant, to enforce a condition on something like aesthetics when there is not something in the code.

Commissioner Thomas asked the other Commissioners if they had the same concerns. Commissioner Sloan stated he has the same concerns, but he doesn't feel that there is the ability to do anything with the lack of standards for commercial. There is a lack of design standards with the gateway and commercial buildings.

Commissioner Sloan motion to approve the Site Plan Design Review request by Terry Allen, representing Allen's Floor Coverings, application P19-744, based on the findings and subject to the conditions listed in the Staff Report dated February 9, 2020. Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Thomas, "Nay," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Hamilton, "Aye." The motion passes.

5. Review and Approval of Planning Commission minutes for meeting held February 12, 2020.

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

Commissioner Bevan moved to approve minutes from the meeting held on February 12, 2020, with the correction. Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Thomas, "Aye," Chairman Hamilton, "Aye." The motion passes.

6. Adjourn

Chairman Hamilton declared the meeting adjourned at 7:21p.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 11th day of March, 2020



Tyson Hamilton, Chairman, Tooele City Planning Commission