

Tooele City Planning Commission
Business Meeting Minutes

Date: February 12, 2025

Time: 7:00 pm

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

Commission Members Present:

Chris Sloan
Tyson Hamilton
Matt Robinson
Melanie Hammer
Jon Proctor
Kelley Anderson
Jon Gossett
Alison Dunn (excused)
Weston Jensen (excused)

City Council Members Present:

Maresa Manzione (excused)
Ed Hansen
Melodi Gochis

City Employees Present:

Andrew Aagard, Community Development Director
Kent Page, City Planner
Roger Baker, City Attorney
Zach Lawrence, IT Intern

Minutes prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Robinson called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

2. Roll Call

Chris Sloan, present
Tyson Hamilton, present
Matt Robinson, present
Melanie Hammer, present
Jon Proctor, present
Kelley Anderson, present
Jon Gossett, present

- 3. Public Hearing and Decision** on a Conditional Use Permit request by Halim Kurti to permit the use of “Dwelling: Multi-Family” to occur on .14 acres located at 389 East Vine Street in the MU-B (Mixed Use Broadway) zoning district.

Mr. Aagard introduced the item and clarified that although the property was previously associated with a Vine Street address, it fronts Fourth Street and would be assigned a new address when the plat was recorded. The property, located in the MU-B zone, was surrounded by single-family residential to the south and west, with light commercial storage to the north. The application proposed a three-unit townhome development.

Mr. Aagard explained that the purpose of the CUP was to identify and mitigate any potential detrimental impacts. Staff recommended approval with standard conditions outlined in the Staff Report.

There being no questions from the Commission, Chairman Robinson opened the floor for public input at 7:03 pm. There were no comments, however, Mr. Aagard noted a public comment from Holly Silva had been received via email, in which she expressed concerns about the city’s rapid growth and whether infrastructure could support continued development. Chairman Robinson closed the floor for public input.

Motion: Commissioner Hammer moved to approve the Conditional Use Permit request by Halim Kurti to authorize the use of a “Dwelling: Multi-Family” to occur on the property located at 389 East Vine Street, application number 2024021, based on the findings and subject to the conditions that’s listed in the Staff Report dated February 6, 2025. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Gossett, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

- 4. Public Hearing and Decision** on a Conditional Use Permit request by David and Kelli C Hamilton to permit an “Accessory Structure that exceeds 15 feet in height” located at 777 W. Vine Street in the R1-7 zoning district. (Kent Page)

Mr. Page presented an aerial view and zoning details, noting that the property was in the RR-1 zone and covered two acres. The proposed 7,500 square-foot storage building exceeded the 8% lot coverage limit, bringing it to 8.6%. The building’s height was measured at just over 18 feet to the midpoint of the roof.

Mr. Page stated that the applicant had not provided details on the building’s color or materials. Two letters from residents, Josh and Lisa Draper and Tim and Melissa Wilson, had been received via email expressing concerns about neighborhood character, property values, and obstruction of views. Staff recommended that the Commission determine whether the building’s size and height were appropriate for the area and consider potential impacts such as noise and smells.

When asked about intended use, Mr. Page stated it was for vehicle storage.

There being no further questions from the Commission, Chairman Robinson opened the floor for public input at 7:08 pm. There were no comments.

The applicant, David Hamilton, then addressed the Commission, explaining that the building would be placed at the back of his two-acre lot to store collector cars and a toy hauler. He clarified that it would not be used as a shop and that he already operated a business in the industrial park. He stated that the building would be well-maintained and would not obstruct any views, as it would be located near a barn, calving sheds, and haystacks.

Motion: Commissioner Proctor moved to approve the Conditional Use Permit request by David and Kelli C. Hamilton to authorize 8.6% lot coverage of accessory structures and a height of 19 feet maximum for a proposed storage building at 777 West Vine Street, application number 2025007, based on the findings in the Staff Report. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Gossett, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer,

“Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

- 5. Public Hearing and Decision** on a Conditional Use Permit request to consider an “Accessory Outdoor Sales and Display incidental to an Allowed Use” in the GC (General Commercial) zoning district request by Guy Pannunzio, located in front of the C-A-L Ranch Stores at 832 N. Main Street. (Kent Page)

Mr. Page introduced the item and explained that the existing structure, measuring 8 feet by 14 feet, was used for storage and was located near an existing coffee shop. Staff did not identify any concerns requiring mitigation and recommended approval.

Chairman Robinson opened the floor for public input at 7:12 pm. There were no comments.

Commissioner Hammer expressed concerns about the placement of the structure in the parking lot, citing safety risks for employees crossing traffic to access it, the lack of lighting or reflective surfaces, and its overall aesthetic impact. She also worried that approving the permit could set a precedent for similar structures in parking lots across the city. Commissioner Hammer suggested relocating the structure to the south side of the existing coffee shop to avoid these issues.

The applicant, Guy Pannunzio, responded that employees retrieving supplies from the structure would not be a frequent occurrence. He stated that the building matched the design of the coffee shop and was built by the same company. He was open to adding reflective materials or bollards for visibility. He also noted that the coffee shop was already illuminated and that the parking lot met city lighting requirements.

Regarding the suggestion to relocate the structure, Mr. Pannunzio explained that they had considered placing it on the south side of the coffee shop but faced setback restrictions from Main Street, which had been an issue when the coffee shop was originally approved. He added that positioning the structure in the grass area next to the coffee shop would obstruct the employees’ line of sight for monitoring customer traffic, making it more difficult to manage operations. He also noted that placing it further north would be too close to the driveway, leaving the current location as the best available option.

The Commission debated possible mitigations, focusing on improving visibility at night to prevent vehicles from hitting the structure. Suggestions included adding reflective materials to all four corners of the structure or placing reflective bollards near it. The Commission also discussed whether the structure should be relocated but acknowledged that it was already in place and moving it could be complicated.

Motion: Commissioner Sloan moved to approve the Conditional Use Permit amendment request by Guy Pannunzio to place an 8 foot by 14 foot storage building in the location specified in the site plan, at 832 North Main Street, application number 2025012 based on the staff recommendations that are noted with the addition that the building add reflective material four feet up from the ground on all four corners.

Discussion: Commissioner Sloan and City Attorney Roger Baker discussed the appropriate height for the reflective materials intended to improve visibility of the structure. Mr. Baker noted an exact height of the material should not be specified, but an approximate range might be better. Commissioner Sloan suggested a minimum height of four feet, expressing concern that anything lower would be out of sight for most vehicles. Mr. Baker proposed allowing a range, such as three to five feet. Commissioner Sloan conceded that the reflective materials should be placed no less than three feet off the ground and amended the motion.

Commissioner Hamilton seconded the amended motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Gossett, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

- 6. Public Hearing and Recommendation** to consider a Zoning Map Amendment request by Brandon and Jenny Nay to re-assign the zoning for approximately 6.4 acres located at 1405 N Conifer Street from RR-5 zoning district (Rural Residential, 5 acre minimum) to RR-1 zoning district (Rural Residential, 1 acre minimum). (Kent Page)

Mr. Page introduced the item and clarified that the land use map designated the area for medium-density residential zoning (R1-7, R1-8, and R1-10). The surrounding properties within the city were zoned RR1-8, while adjacent county properties remained RR-5. He noted that most RR-5 and RR-1 zones in the city were designated for future medium density residential use, except for a large area on the west side of the city that was intended to remain rural. Because the proposal did not align with the General Plan, he explained that the city could not consider a rezone request before amending the land use map.

Chairman Robinson opened the floor for public input at 7:29 pm.

Doris Kupfer, a resident near the proposed rezone, spoke in opposition, advocating for the area to remain RR-5. She raised concerns about water restrictions, high-voltage power lines, and the impact of increased housing density. She also mentioned safety concerns, including traffic on Arrow Street and Droubay Road, semi-truck parking, and past accidents, including a fatal crash near her home. She feared additional housing would increase traffic hazards and strain infrastructure.

Clint Kupfer, echoed Ms. Kupfer's concerns, stating that water pressure had been inadequate for decades and that drainage issues along Droubay Road led to frequent flooding. He described the heavy semi-truck traffic on the road, noting that trucks exceeded the posted weight limits and used engine brakes, creating noise disturbances. He also expressed concerns about crime, stating that since nearby development had expanded, his property had been vandalized multiple times. He urged the Commission to maintain RR-5 zoning, believing it would limit additional traffic and associated risks.

There being no further comments, Chairman Robinson closed the floor at 7:41 pm.

The applicants, Brandon and Jenny Nay, then addressed the Commission, clarifying that their request was not for high-density housing but for a single home on a 3.64-acre lot. They explained that their property purchase required rezoning because it was smaller than five acres, making RR-5 zoning inapplicable. They believed RR-1 was the logical choice, as surrounding city properties were already zoned at RR1-8. They also emphasized that their property would not contribute to traffic issues on Droubay Road, as it would be accessed from Conifer Street.

The applicants further explained that the 19.38-acre rezoning request included two neighboring properties, whose owners had opted to join the application but did not currently intend to subdivide their land. The Commission discussed that if rezoned, future subdivisions could still occur, even if not currently planned.

Commissioners then acknowledged that the request did not align with the land use map and confirmed that they could not proceed with a decision until an amendment to the General Plan was considered.

Motion: Commissioner Anderson moved to table the item until a land use map change was considered.

Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Anderson, "Aye", Commissioner Gossett, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Proctor, "Aye", Chairman Robinson, "Aye", Commissioner Sloan, "Aye". There were none opposed. The motion passed.

Mr. Baker noted that the agenda had been amended to remove the vote, so the motion to table the item was appropriate.

- 7. Review and Decision** on a Site Plan Design Review request by Halim Kurti to approve the construction of a 3-unit multi-family development located at 389 East Vine street on .14 acres in the MU-B Mixed Use Broadway zoning district. (Andrew Aagard)

Mr. Aagard reviewed the site plan for the multifamily development at 389 East Vine Street, which was presented earlier in the meeting. Mr. Aagard confirmed the project met city requirements with three townhome units fronting Fourth Street, each with a garage and two parking spaces. The development included private open space, common landscaped areas, and a stormwater retention basin.

The building met design standards, with 40% brick or stone on the front façade, required articulation, and pitched roof. Vinyl fencing with masonry piers would be installed along the west and south sides. Staff recommended approval with one condition: the side façades needed at least 30% of a secondary material to comply with the ordinance.

Motion: Commissioner Anderson moved to approve the site plan design review request by Halim Kurti for the purpose of constructing three townhome units, located at 389 East Vine Street, application 2024022, based on the findings and subject to the conditions listed in the Staff Report dated February 6, 2025, with the added condition that the site façades have a different exterior building material added, such as a wainscot, composed of anything different than the proposed vinyl siding, comprising 30% of each individual façade. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Gossett, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

- 8. Review and Decision** on the Deseret Peak Seminary Preliminary Subdivision plan request by Mike Davey representing BHD Architects to subdivide approximately .85 acres of property located at the NW corner of 2200 North Berra Boulevard in the R1-8 Residential zoning district. (Andrew Aagard)

Mr. Aagard reviewed the preliminary subdivision plan request for the Deseret Peak Seminary building at 200 North Berra Boulevard. The 0.85-acre property was located at the west corner of Berra Boulevard and 2200 North, with vacant land to the north and west, single-family residential to the south, and the Deseret Peak High School currently under construction to the east. The property was zoned R1-8, with RR-5 zoning to the north and east.

The request involved creating a single platted lot by detaching the 0.85 acres from a larger parcel. While it was a single-lot subdivision, preliminary plan approval was required due to road dedication. A portion of the property would be dedicated to Tooele City for the completion of Berra Boulevard. The church would construct its frontage and complete the section of roadway not being built by the high school.

Staff recommended approval with the standard conditions outlined in the Staff Report.

Motion: Commissioner Proctor moved to approve the Preliminary Subdivision Plan by Mike Davey, representing BHD Architects for the single-lot Deseret Peak Subdivision, application number 2024002, based on the findings and subject to the conditions listed in the Staff Report dated February 5, 2025. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Gossett, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

9. **Review and Decision** on Site Plan Design Review request by Dave Irving representing Building Dynamics to approve the construction Lexington Townhomes Phase 3 proposed to be located at 625 W. 1200 N. Street one 1.75 acres in the MR-16 Multi-Family Residential zoning district. (Kent Page)

Mr. Page presented the project, noting that it was located north of SR-112, accessible via Frank's Drive, which transitions into 400 West. The 1.75-acre site was highlighted on the zoning and landscape plans.

The development included three-unit and four-unit townhome buildings, with architectural renderings showing designs consistent with previous phases. Mr. Page confirmed that the application met all zoning and site plan requirements. When asked, he clarified that the new phase was virtually identical to the previous phases built next to these units.

Staff recommended approval, as the project complied with all applicable requirements.

Motion: Commissioner Hammer moved to approve the Site Plan Design Review Request by Harold Irving for Phase 2 of Lexington Townhomes to be located at 625 West 1200 North, application number P22-1191, based on the findings and subject to the conditions listed in the Staff Report dated April 5, 2023. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Anderson, "Aye", Commissioner Gossett, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Proctor, "Aye", Chairman Robinson, "Aye", Commissioner Sloan, "Aye". There were none opposed. The motion passed.

10. **City Council Reports**

Councilman Hansen did not have any updates from the previous Council Meeting but complimented the Commission on their discussions and efforts to protect the city. He shared his excitement about a Jack in the Box opening near his home. There were no further questions or comments for Councilman Hansen from the Commission.

11. **Review and Decision – Minutes of the Planning Commission meeting held January 22, 2025**

There was a correction noted regarding the correct spelling of Commissioner Kelley Anderson's name.

Motion: Commissioner Hammer moved to approve the meeting minutes of the January 22, 2025 Planning Commission meeting with the aforementioned correction. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Anderson, "Aye", Commissioner Gossett, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Proctor, "Aye", Chairman Robinson, "Aye", Commissioner Sloan, "Aye". There were none opposed. The motion passed.

12. **Adjourn**

Chairman Robinson adjourned the meeting at 8:01 pm.

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 ____ day of February, 2025

Matt Robinson, Tooele City Planning Commission Chair