



Tooele City Planning Commission
Business Meeting Minutes

Date: February 26, 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
Weston Jensen

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

Kent Page, City Planner
Roger Baker, City Attorney
Andrew Aagard, Community Development Director
Zack Lawrence, I.T. 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

Melanie Hammer, Present
Jon Proctor, Present
Chris Sloan, Present
Matt Robinson, Present
Tyson Hamilton, Present
Weston Jensen, Present
Kelley Anderson, Present

3. **Public Hearing and Recommendation on a Zoning Map Amendment request by Brandon and Jenny Nay to re-assign the zoning for approximately 19.3 acres located at approximately 1405 N Conifer Street to the R1-10 Residential zoning district.**

Mr. Page presented the item, and explained that this item was first introduced to the Commission during the February 12, 2025 meeting and that the previous request to rezone the property to RR-1 was not approved because it did not align with the city's land use plan, which designates the area for medium-density residential use. The applicants revised their request to zone to R1-10, which complies with the land use designation.

There were no questions from the Commission. Chairman Robinson opened the floor for public comment at 7:02 pm.

Jill Johnston expressed concern about the process, questioning whether the zoning needed to transition from RR-5 to RR-1 before being reduced further. Mr. Page clarified that the previous request had not been approved and that the current application sought to bring the zoning into compliance with the land use map. The Commission reiterated that zoning changes are applicant-driven and must align with the city's established land use plan.

There being no further comment, Chairman Robinson closed public input at 7:05 pm.

Commission members questioned why the applicants chose R1-10 instead of R1-8, which matched nearby zoning. The applicant, Mr. Nay, stated that R1-10 was the largest lot size allowed under the medium-density designation and aligned with the General Plan. He also explained that two neighboring landowners joined the rezone request at the suggestion of city staff, but currently had no plans for development that he was aware of.

Commissioner Sloan noted that the revised zoning request was a better fit for the area than the previous proposal, as it aligned with the nearby 10,000-square-foot lots. There was no opposition expressed by the Commission, and the discussion concluded.

Motion: Commissioner Jensen moved to forward a positive recommendation to the City Council for the Conifer Rezone Zoning Map Amendment Request by Brandon and Jenny Nay, reassigning the zoning of approximately 19.38 acres to the R1-10 Residential Zoning District, application number 2025010, based on the findings and subject to the conditions listed in the staff report dated February 19, 2025.

Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Anderson, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Jensen, "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 Ariane Sanders representing the PM Design Group, Inc., to authorize the use of an "Accessory Drive Through Facility" to occur on property located at 2425 N Main Street in the GC General Commercial zoning district on approximately 1 acre.**

Mr. Page explained that the site is within the future Smith's Marketplace area, specifically in the southeast corner of the property at the northwest intersection of 2400 North and Main Street. The zoning for the site and surrounding properties is in the General Commercial (GC) Zone, and the request was specifically for a Conditional Use Permit for the drive-through component of a Chase Bank.

There were no questions from the Commission.

Chairman Robinson opened the floor for public comment at 7:10 pm. There were no comments. The floor was closed.

Motion: Commissioner Proctor moved to approve the Conditional Use Permit Request by Ariane Sanders, representing the PM Design Group, Inc. to authorize the use of an Accessory Drive Through

Facility to occur at 2025 North Main Street, application number 2025020, based on the findings and subject to the conditions listed in the Staff Report dated February 19, 2025. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Jensen, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

5. **Decision on a Site Plan Design Review request by David Lewis IV representing DR Horton to approve the construction Phase 2C of the Western Acres Development proposed to be located at approximately 2000 N Copper Canyon Drive in the MR-16 PUD Zoning district on approximately 5.8 acres.**

Mr. Page explained that the request covered approximately 5.8 acres at 2000 North Copper Canyon Road and included 44 townhomes. The site is zoned MR-16 Multi-Family Residential with a Planned Unit Development (PUD) overlay zone attached to it. There was General Commercial Zoning immediately to the west.

He presented an aerial view of the development, the current zoning map, the site plan for Phase 2C, and the overall site plan for the Western Acres Development. He also provided the landscape plan for this phase. He noted that site plans were approved by the Planning Commission under city code, and no public hearing was required.

The Commission had no questions or concerns, and the discussion moved to a motion on the item.

Motion: Chairman Robinson moved to approve the Site Plan Design Review request by David Lewis IV, representing DR Horton for the Western Acres Phase 2C development located at 2000 North Copper Canyon Drive in the MR-16 PUD Zoning District, application number 2024072, based on the findings and subject to the conditions included in the Staff Report dated February 20, 2025. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Jensen, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

6. **Decision on the Canyon Springs Preliminary Subdivision Plan request by Howard Schmidt to approve a new subdivision consisting of 172 single-family residential lots located at approximately 705 Droubay Road in the R1-8 Residential zone on 61 acres.**

Mr. Page stated that Staff had reviewed the preliminary plat and found it compliant with city code. The property is zoned R1-8 and is adjacent to county land to the south. The plat was broken into three sections for detailed review.

Mr. Aagard added that the annexation agreement for the property included a requirement for “sufficient separation” between stormwater detention basins and Droubay Road, though it did not specify what type of separation should be used. He recalled that the City Council had expressed concerns about children playing in the area and potentially running into the street. Since the submitted plans did not include fencing or other barriers, he suggested that the Planning Commission consider requiring fencing as a condition of approval.

The applicant stated that they had anticipated adding a four-foot high fence, possibly vinyl or aluminum metal picket, around at least one of the detention ponds, particularly if it was landscaped for open space. He expressed a preference for an aluminum picket fence over a chain link and was open to having fencing as part of the approval conditions.

Commissioner Hammer asked for clarification on the type of fencing, noting uncertainty about what a “ball catcher” fence referred to. Chairman Robinson compared it to the type of fencing used around Elton Park. With no further questions, the discussion moved toward a motion on the item.

Motion: Commissioner Sloan moved to approve the Preliminary Subdivision Plan Request by Howard Schmidt, for the purpose of creating 172 single-family residential lots located at approximately 750 Droubay Road, application number 2024069, based on the findings and subject to the conditions listed in the Staff Report dated February 20, 2025, to include an additional finding that a picket-type fence no less than four-feet in height was installed around the open space. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Jensen, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

7. City Council Reports

Councilwoman Manzione provided a brief report, noting that the Council had approved the sale of water for a commercial development and established an annual summer swim pass for the Aquatic Center. She also mentioned an ongoing discussion about animal fencing regulations, which may eventually come before the Planning Commission.

Commissioner Hammer asked for clarification on the animal fencing discussion, specifically whether existing fences would be grandfathered in. Councilwoman Manzione indicated that further discussions were needed before any formal proposal was brought forward.

The Commission briefly discussed the variety of fencing materials seen around the city, acknowledging the complexity of setting regulations. One member pointed out that while some wooden fences are well-constructed, a ban on wood fencing might not address underlying concerns.

8. Review and Decision – Minutes of the Planning Commission meeting held February 12, 2025

There were no corrections to the minutes.

Motion: Chairman Robinson moved to approve the February 12, 2025 Planning Commission minutes as presented. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Jensen, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

9. Discussion on possible code amendments regarding the use and location of temporary structures for the purpose of storage in commercial parking lots.

The Planning Commission discussed a possible amendment to the city code regarding temporary and permanent storage structures in commercial parking lots, particularly along Main Street. The topic arose following a recent issue with an unauthorized structure, prompting concerns about aesthetics, safety, and appropriate land use.

Commission members expressed concerns that without regulations, shipping containers and other temporary storage units could become common in parking lots, detracting from the city’s appearance. They noted that developers are held to strict building design standards, and similar expectations should apply to parking areas.

Mr. Aagard shared that when he worked for Riverton City, temporary accessory structures were allowed for specific events, while permanent structures had to be placed behind or to the side of buildings. He explained that defining “temporary” versus “permanent” would need to be part of any code amendment. Mr. Page added that some cities allow temporary storage, and Saratoga Springs was considering an accessory structure for drone deliveries, indicating that such uses could become more common.

The Commissioners acknowledged that seasonal sales operations, like fireworks stands, often use temporary storage and that any new regulations would need to account for such uses. The discussion also covered whether the city could impose a moratorium on new accessory buildings in parking lots while regulations were being

considered. Mr. Baker explained that the City Council could enact a temporary zoning ordinance for up to six months while staff drafted a permanent code amendment.

Commissioners sought input from the attending Council Members on whether there was an interest in pursuing such regulations. Council Member Hansen stated that the issue warranted further discussion but cautioned against unintended consequences, particularly regarding businesses like temporary coffee shops. He supported exploring options while ensuring the city did not overreach.

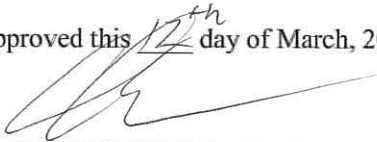
The discussion concluded with a general agreement that the issue should be studied further and potentially brought before the City Council for consideration.

10. Adjourn

There being no further business, Chairman Robinson adjourned the meeting at 7:34 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 ^{12th} day of March, 2025



Matt Robinson, Tooele City Planning Commission Chair

