

Tooele City Planning Commission
Business Meeting Minutes

Date: July 9, 2025

Time: 7:00 p.m.

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

Planning Commissioners Present

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

Council Member Liaisons

Maresa Manzione
Ed Hansen (excused)

Staff Present

Paul Hansen, City Engineer
Andrew Aagard, Community Development Director
Braxton Roberts, IT
Matt Johnson, Assistant City Attorney

Minutes Prepared by Alicia Fairbourne

1. Pledge of Allegiance

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

2. Roll Call

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

3. Public Hearing and Recommendation on proposed ordinance amendments to Tables 1, 2 and 3 of Tooele City Code 7-14 Residential Zoning Districts and Tooele City Code 7-1-5; Definitions, regarding the construction of twin homes in certain residential zoning districts and zero lot line construction.

Mr. Aagard presented the proposed ordinance amendments and explained that while the current ordinance permits two-family dwellings such as duplexes in certain residential zones, it does not address twin homes or zero lot line construction. Mr. Aagard clarified the distinction between duplexes, which involve one owner and one property with no property line bisecting the unit, and twin homes, where two units are classified as single-family homes with an internal property line dividing ownership.

He outlined that the ordinance's current structure allows duplexes but lacks provisions for twin homes, including standards for minimum lot size per side and zero lot line development. To address this, Mr. Aagard proposed codifying definitions for duplex and twin homes, modifying Table 1 to allow condominiums as a conditional use in R1-7 and R1-8 zones, adding twin homes with specified minimum lot sizes in Table 2, and updating Table 3 to clarify that twin homes may have zero lot line internal side setbacks. He emphasized that these changes would provide additional housing options and support private ownership opportunities.

Commissioner Sloan inquired whether the amendments would still require 14,000 square feet for two-family dwellings in the R1-7 zone. Mr. Aagard confirmed that the amendment would not change that requirement but would clarify the ordinance for twin homes.

Chairman Robinson opened the public hearing at 7:09 p.m. There were no comments. The floor was closed.

Commissioner Sloan expressed appreciation for the staff's work but commented that the amendment may not go far enough, particularly noting the success of smaller lots, such as those in Shetland Meadows. He indicated a desire to revisit the topic in the future to explore further options for smaller housing developments.

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the twin homes text amendment request by Tooele City for the purpose of amending Tooele City Codes to permit zero lot line development for twin homes and town houses, clearly define duplexes and twin homes, and permit condominium development for two-family dwellings, based on the following findings in the staff report. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye", Chairman Robinson, "Aye". The motion passed 7-0.

4. Decision on a Site Plan Design Review request by Nick Berlin for the Edenbrooke town home development located at 1772 North Broadway Avenue in the MR-16 Multi-Family Residential Zoning district on .20 acres.

Mr. Aagard presented the site plan design review request and explained that the proposal included three townhomes on a 0.20-acre parcel at the intersection of Copper Canyon Drive and Broadway Avenue, within the MR-16 Multi-Family Residential Zone. Although the lot was small, the proposed density complied with zoning limits.

Each unit would face and access Copper Canyon Drive directly, with no formal entrance into the development. The landscaping plan met minimum requirements, with gravel and trees in the front and side yards maintained by an HOA, and private rear yards maintained by the owners. Architectural features included stone wainscoting, brick accents, stucco panels, and pitched roofs to meet design standards.

Staff confirmed the proposal met all parking, landscaping, and site plan requirements and recommended approval with conditions outlined in the staff report. Chairman Robinson invited questions from the Commission, but there were none.

Motion: Commissioner Sloan moved to approve the site plan design review request by Nick Berlin for the Edenbrooke Townhome Development, application number 2024036 based on the findings and subject to

the conditions listed in the Staff Report dated June 30, 2025. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye", Chairman Robinson, "Aye". The motion passed 7-0.

5. Decision on a Site Plan Design Review request by Building Dynamics for the Lot 105 Townhomes of Lexington development located at 1255 North 680 West in the MR-16 Multi-Family Residential Zoning district on 1.29 acres.

Mr. Aagard presented the site plan design review request. He clarified that while the project was similar to a previous approval for Lot 106 directly to the south, this request pertained specifically to Lot 105. The site was zoned MR-16, consistent with adjacent properties to the south and east, while the land to the north and west was zoned R1-7, with undeveloped property to the west.

The proposal included two townhome buildings, one with eight units and the other with five, each with direct access to 680 West. A stormwater detention basin was planned on the north end of the development. The landscaping plan featured gravel, sod, irrigated buffalo grass, trees, and other plantings to meet city requirements.

Mr. Aagard explained that the architectural design matched the existing Lexington townhomes, featuring masonry on all sides and complying with multi-family residential design standards. Staff confirmed that the application met all applicable requirements and recommended approval subject to the conditions outlined in the staff report. Chairman Robinson invited questions from the Commission, but none were raised.

Motion: Chairman Robinson moved to approve the site plan design review request by Dave Irving, representing Building Dynamics for the Lot 105 Townhomes of Lexington development, application number 2025037, based on the findings and subject to the conditions listed in the Staff Report dated June 26, 2025. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye", Chairman Robinson, "Aye". The motion passed 7-0.

6. Decision on a Preliminary Subdivision Plan request by DR Horton for Western Acres Phase 3A proposed to be located at approximately 1600 North Copper Canyon Drive in the MR-16 PUD Multi-Family Residential Zoning district on approximately 14.8 acres.

Mr. Aagard presented the preliminary subdivision plan request and noted that a revised staff report had been provided to include corrected maps. The proposed area, highlighted in red on the aerial map, was zoned MR-16 PUD Multi-Family Residential, with specific design criteria established when the PUD was approved approximately five years ago.

Mr. Aagard explained that while the zoning map did not reflect it, some parcels on the east side were actually zoned R1-7, consistent with the PUD approval. The proposed layout aligned with the original PUD plan, with single-family homes on the east side and a mix of front-entry and rear-entry townhomes. All interior roads in this phase would be private, with Copper Canyon Drive as the only public street, though no construction was planned on Copper Canyon Drive within this phase.

He also noted the presence of the Middle Canyon drainage along the west side of the project area. Previous PUD amendments approved reduced setbacks for townhomes adjacent to this drainage to accommodate a future public dedication of the drainage area.

Staff determined that the preliminary subdivision plan complied with the PUD standards and MR-16 zoning requirements and recommended approval subject to the conditions in the staff report. Mr. Aagard offered to answer questions, and Chairman Robinson noted that Mr. David Lewis from DR Horton was also available. No questions were raised by the Commission.

Motion: Commissioner Anderson moved to approve the preliminary subdivision plan request by David Lewis IV, representing DR Horton, Western Acres Phase 3A, application number 2025009, based on the findings and subject to the conditions listed in the Staff Report dated July 2, 2025. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye", Chairman Robinson, "Aye". The motion passed 7-0.

7. City Council Reports

Councilwoman Manzione reported that the City Council did not meet during the first week of July due to the Fourth of July holiday. She reminded the Commission that City Recorder Michelle Pitt would be retiring on July 15th, and Shilo Baker would be assuming the position. She also informed the Commission that Economic Development Director John Perez would be returning in the coming weeks with a rezone request for the city-owned business park. The previous zoning included a rail spur; however, since that was determined to be impractical, a new plan was developed in partnership with a different company and will be presented for approval.

Additionally, Councilwoman Manzione announced that the city would be hosting a meet-the-candidate night on July 30th from 6:00 to 8:00 p.m. at the Parks Building, which she noted was a great venue. She invited the Commissioners and their friends, family and neighbors to attend. There were no questions from the Commission.

8. Review and Decision – Minutes of the Planning Commission meeting held June 25, 2025.

There were no corrections to the minutes.

Motion: Commissioner Jensen moved to approve the minutes as presented. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye", Chairman Robinson, "Aye". The motion passed 7-0.

Mr. Aagard reminded the Commission that the next scheduled meeting was set for July 23, the evening before the state holiday. He noted that he had two items ready for that agenda: a relatively straightforward zoning map amendment and the Tooele City Water Use Preservation element of the General Plan. He stated that neither item was urgent, with the general plan element due by December 31, though the zoning amendment was submitted by an applicant who may be eager for progress.

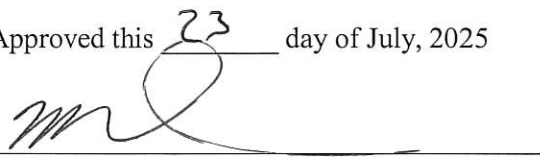
Chairman Robinson confirmed that a quorum would be available for the July 23 meeting, allowing staff to proceed with scheduling the agenda items and issuing public hearing notices as needed.

9. Adjourn

There being no further business, Chairman Robinson adjourned the meeting at 7:26 p.m.

***Note:** The content of the minutes is not intended, nor submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this 23 day of July, 2025



Matt Robinson, Tooele City Planning Commission Chair