



MINUTES
Planning Commission
Regular Session
Tuesday, September 9, 2025

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Brett Nelson, Hunter Huffman, and Tyler Patching

Commissioners Excused: Ralph Calder, Peter Pratt, Ann Anderson,

City Staff: Carla Wiese, Planner II
Heather Goins, Executive Assistant

City Council: Jake Smith

CALL TO ORDER

Chair Baker called the meeting to order at 7:11 p.m.

APPROVAL OF THE AGENDA

Commissioner Huffman moved to approve the agenda as written. Commissioner Patching seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

August 26, 2025

Commissioner Patching moved to approve the August 26, 2025 meeting minutes. Commissioner Huffman seconded the motion. The vote to approve the meeting minutes was unanimous.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

1. *Hooked on Utah Powder Coating requests a Conditional Use Permit for Light Industry - Manufacturing Processes at 2498 W 700 S, within the Highway Commercial Zone (HC).*

Carla Wiese, Planner, presented. She explained the conditional use process as this is a conditional use permit item. Conditions must be based on the code found in 11-7-201. Staff feels the proposed use is compatible with surrounding businesses. Commissioner Calder called in asking about fire requirements being met. Ms. Wiese talked to the Fire Marshall, who confirmed fire code compliance will occur at the business licensing stage. No additional conditions are needed.

Mr. Gary Winterton, applicant, was invited to the podium. He described the business operations. His business does custom, small-scale powder coating (wheels, brakes, furniture, specialty items). The process includes sandblasting, cleaning, coating, and curing in an electric convection oven at 400-550°F. There are no toxic fumes. The ovens

are electric with built-in safety systems. The filtration systems capture the excess powder, and the filters are replaced and disposed of regularly as standard waste. They use an eco-friendly stripping product, that is biodegradable and non-toxic. It is disposed of through a licensed contractor.

The hours of operation will be from 9 a.m. to 6 p.m. The estimated staff will be 2-3 employees. Mr. Winterton emphasized business compatibility, low noise, and clean operations compared to neighboring tenants.

Commissioner Baker asked about air quality and ventilation. Mr. Winterton explained the filtration systems, non-toxic stripping solution, and dust control measures.

Commissioner Huffman said it is compatible with what is happening in the area. Commissioner Nelson said he would like to see it when he is up and running.

Commissioner Patching asked what the powder is made of. Mr. Winterton said companies have proprietary mixes. They say ecofriendly on the containers. We will be clean and bring tax base and revenue.

Chair Baker opened the Public Hearing at 7:33 p.m. Seeing no speakers, Commissioner Nelson moved to close the Public Hearing. Commissioner Huffman seconded. The Public Hearing was closed at 7:34 p.m.

Commissioner Huffman pointed out that fire requirements will be regulated by International Building Code and not City Code. The applicant said powders are commercially available. They are not mixing them themselves. Commissioner Patching noted the shop size, saying this is clean and a smaller operation. Commissioner Baker asked Ms. Wiese if they were to add additional processes, would they have to come to Planning Commission again. Ms. Wiese said yes. They would have to do a TI and Building Permits. She read a statement from Scott Nagle, the Fire Marshall, regarding extinguisher requirements.

Commissioner Nelson moved to grant the conditional use permit to Hooked on Utah Powder Coating to be located at 2498 West, 700 South within the Highway Commercial zone. Commissioner Huffman seconded the motion. The vote to approve the Legislative Session item was unanimous.

Ms. Wiese clarified that the Conditional Use approval runs with the land. Future owners may continue powder coating operations under the same permit, but any new use would require separate approval.

With nothing further to discuss, Commissioner Huffman moved to adjourn the meeting. Commissioner Nelson seconded the motion. Chair Baker adjourned the meeting at 7:40 p.m.