

Tooele City Planning Commission  
Business Meeting Minutes

**Date:** May 14, 2025

**Time:** 7:00 pm

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

**Planning Commissioners Present**

Matt Robinson  
Melanie Hammer  
Jon Proctor  
Tyson Hamilton  
Kelley Anderson  
Jon Gossett

**Excused**

Chris Sloan  
Weston Jensen  
Alison Dunn

**Council Member Liaisons**

Maresa Manzione  
Ed Hansen

**Staff Present**

Kent Page, City Planner  
Paul Hansen, City Engineer  
Andrew Aagard, Community Development Director  
Chris Nielsen, IT Director

Minutes Prepared by Alicia Fairbourne

**1. Pledge of Allegiance**

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

**2. Roll Call**

Matt Robinson, Present  
Melanie Hammer, Present  
Jon Proctor, Present  
Tyson Hamilton, Present

Kelley Anderson, Present  
Jon Gossett, Present

Chairman Robinson opened the item by clarifying that the conditional use permit for a daycare/preschool, originally noticed for the meeting, would not be addressed.

**3. Public Hearing and Decision to consider a request by Kyle Mathews & Old Hickory Building and Shed for Conditional Use Approval for “Accessory Outdoor Sales and Display Incidental to an Allowed Use” in the General Commercial Zoning District at 1094 N. Main Street.**

Mr. Page presented the location and zoning of the property and explained that while a full site plan was not required, a layout was needed to assess parking and shed placement. A revised site plan had been submitted shortly before the meeting, but staff had not yet completed their review. Staff recommended approval with conditions: that the applicant meet parking code requirements and work with staff on shed placement to ensure compliance with the 40-foot clear view triangle, traffic flow, and fire safety standards.

There being no questions from the Commission, Chairman Robinson opened the floor for public comment at 7:04 p.m. There were no comments. The floor was closed.

Colton Bane, representing Old Hickory Building and Sheds, addressed the Commission and affirmed their intent to comply with all requirements. He explained that their low-traffic business model involved flexible shed layouts, and that they were willing to make adjustments to address parking and safety concerns.

Commissioners discussed the clarity of the proposed conditions. Commissioner Hammer expressed concern that the wording “work with staff” might be too vague if disagreements were to arise. Mr. Aagard advised that the Commission could clarify specific impacts to make the conditions enforceable. Commissioner Anderson inquired about parking calculations and confirmed with staff that code required nine stalls based on the full building square footage. The current plan only showed five, which would need to be revised.

The Commission concluded that the applicant appeared willing to cooperate and that staff’s recommended conditions were appropriate, with the understanding that compliance with code would be required.

**Motion: Commissioner Proctor moved to approve the request for a Conditional Use Permit, application 2025044 by Kyle Mathew and Old Hickory Building and Sheds representing Mathews Holding Company, LLC to permit the use of “accessory outdoor sales and display incidental to an allowed use” on property addressed at 1094 North Main Street in the General Commercial zoning district based on the findings of fact and subject to the conditions listed in the staff report dated May 9, 2025.** Commissioner Gossett made the second. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Anderson, “Aye”; Chairman Robinson, “Aye”. The motion passed.

**4. Public Hearing and Recommendation to consider a request by Boyd Brown representing Grow Development, LLC for a Land Use Map Amendment in the General Plan of 11.7 acres from Medium Density Residential (preferred zoning districts R1-7, R1-8, R1-10) to Light Industrial (preferred zoning districts Light Industrial, Industrial Service) for the Fire Station Business Park located at 249 E. 1000 North.**

The applicant sought to change the designation from Medium Density Residential to Light Industrial to support a future zoning map amendment and development of a flex-use light industrial business park.

Mr. Page explained the property’s current designation and zoning context, noting that the proposed change was significantly different from the existing residential classification. He mentioned this was the second land use request for the property in a year—the first, seeking high-density residential, was denied due to water



limitations. Mr. Aagard clarified that commercial and industrial uses allow the City Council to allocate water based on economic benefit, whereas residential uses require the applicant to provide water shares.

At 7:21 p.m., Chairman Robinson opened the floor for public comments.

*Richard Stribling* voiced strong opposition, citing an abundance of existing industrial land, traffic concerns on 1000 North, and a preference for residential development that could provide long-term community benefit and housing. He argued the proposal would benefit a single developer rather than the broader community.

There being no further comments from the public, Chairman Robinson closed the floor at 7:24 p.m.

Applicant Jake Grow of Grow Development addressed the Commission, expressing appreciation for public input and explaining that the project aimed to support local small businesses with for-sale flex spaces. He described the proposal as a transitional buffer between commercial and residential areas that could foster economic growth without the water burden of residential housing.

Commissioners discussed potential impacts of introducing a light industrial zone adjacent to existing or future residential areas. Commissioner Hamilton raised concerns about long-term compatibility and asked for clarification on the types of uses permitted in light industrial and industrial service zones. Mr. Aagard responded that the proposed zone allowed for lighter commercial and industrial activities without significant negative impacts, though it would permit more intensive uses than a commercial district.

Chairman Robinson concluded that although light industrial could serve as a transitional zone, he personally did not believe this was the right location for it, given the surrounding residential context and the existing land use map. The Commission did not take formal action at this point in the discussion.

**Motion: Commissioner Hamilton moved to forward a negative recommendation to the City Council for the Fire Station Business Park Land Use Map Amendment request by Boyd Brown, representing Grow Development, LLC to reassign the land use for 11.7 acres from Medium Density Residential to Light Industrial, application number 2025042, based on the findings listed in the Staff Report dated May 9, 2025. Commissioner Proctor made the second. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Anderson, "Aye"; Chairman Robinson, "Aye". The motion passed.**

**5. Public Hearing and Recommendation on proposed text amendments to Tooele City Codes 7-4-4; Number of Parking Spaces, 7-11a-13.1; Parking – Townhouses, Condominiums, 7-11b-5; Design Standards, Mandatory Elements, and Table 4 of 7-14-5; Table of Minimum Residential Dwelling Unit Size regarding the number of parking spaces, guest parking, exception to the garage requirement, garage sizes and the use of garage spaces to count towards required parking.**

Mr. Aagard introduced the item and explained that the amendments were necessary due to state mandates affecting how cities regulate parking and garage requirements.

The state now required cities to count garage spaces and tandem parking as part of minimum parking requirements and prohibits requiring garage depths longer than 20 feet. It also prevents cities from requiring garages for owner-occupied affordable housing, defined as homes priced at or below 80% of the county median home price.

To comply, staff proposed several changes: reducing the required garage depth from 22 to 20 feet; ensuring all garage spaces count toward required parking; increasing the guest parking requirement from one stall per four units to one per three (a city-initiated change to address concerns about displaced vehicles); and adding exceptions for affordable housing in applicable code sections.

Chairman Robinson and Commissioner Hamilton expressed concerns about the impact on neighborhood aesthetics, snow plowing, and code enforcement, particularly as more vehicles may be parked on the street due



to garages being used for storage. Commissioner Anderson acknowledged the state's intention to improve housing affordability but questioned whether the increased guest parking requirement conflicted with that goal. He also raised concerns about the enforceability of the affordable housing definition over time, especially if owner-occupied units were later rented out.

There being no further comments from the Commission, Chairman Robinson opened the floor for public comments at 7:42 p.m. There were none. The floor was closed.

The Commission recognized that although the changes may present practical challenges, adopting the amendments was necessary to bring Tooele City into compliance with state law.

**Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the proposed amendments to Tooele City Codes 7-4-4; Number of Parking Spaces, 7-11a-13.1; Parking – Townhouses, Condominiums, 7-11b-5; Design Standards, Mandatory Elements and Table 4 of 7-14-5; Table of Minimum Residential Dwelling Unit Size, regarding the number of guest parking spaces, providing an exception to the garage requirement for affordable housing, defining affordable housing for parking purposes, reduction of garage depth requirements, and making all garage parking spaces satisfy parking requirements based on the Staff Report and it being in compliance with the State.** Chairman Robinson made the second. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Anderson, "Aye"; Chairman Robinson, "Aye". The motion passed.

**6. Public Hearing and Recommendation proposed amendment to Tooele City Code 7-19-35, Minor Residential Subdivision, Regarding Minor Subdivisions in Commercial and Industrial Zoning Districts**

Mr. Aagard presented the amendment and explained that the current ordinance only permitted minor subdivisions in residential zones, inadvertently excluding commercial and industrial zones – even when those subdivisions met all other criteria.

Mr. Aagard noted that minor subdivisions combined preliminary and final plat reviews into a single step, streamlining the process for both applicants and staff. He argued that since commercial and industrial subdivisions were typically small and infrastructure needs were addressed through site plan review, there was no reason to require them to go through the full subdivision process. Staff recommended simply removing the word "residential" from the ordinance to allow qualifying subdivisions in all zoning districts to use the minor subdivision process.

There being no questions or concerns from the Commission, Chairman Robinson opened the floor for public comment at 7:49 p.m. There were none. The floor was closed.

**Motion: Chairman Robinson moved to forward a positive recommendation to the City Council for the proposed amendment to Tooele City Code 7-19-35 regarding minor subdivisions and commercial and industrial zoning.** Commissioner Hamilton made the second. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Anderson, "Aye"; Chairman Robinson, "Aye". The motion passed.

**7. Decision on a Site Plan Review request by Howard Schmidt representing Ledger Cove, LLC to approve a Multi-Family Residential Site Plan on 15 acres boarding 1000 N. and Franks Drive in the MR-16 zoning district.**

Mr. Page presented the proposal, which included 228 total units – 108 apartments and 120 townhomes – spread across 26 buildings. The project complied with zoning requirements for MR-16 and met standards for setbacks, parking, architecture, and amenities.



The site plan included 358 parking spaces, exceeding the required 333, with half of those being covered. Proposed amenities included a clubhouse, pool, three pickleball courts, a pavilion, and a tot lot. Landscaping covered 26% of the site, exceeding the 25% minimum. However, staff noted that only 8% of the landscaping was identified as playable surface, falling short of the required 25%. In addition, the perimeter fencing detail did not meet the code's maximum spacing of 10 feet between pillars and would need adjustment. Floor plans also needed to be submitted for full code compliance.

Chairman Robinson expressed concern over the discrepancy in playable surface, questioning whether the plan should be approved if it did not meet that standard. Mr. Aagard acknowledged the ambiguity in how "playable surface" was defined and explained that staff missed this detail in earlier reviews. He stated the Planning Commission could consider sod areas, pool space, and even small private yard spaces behind townhomes as potentially qualifying.

Brett Lovell, representing the Applicant, addressed the Commission, expressing surprise at the last-minute issues and noting their long-term investment and cooperation with the city. He stated they were willing to make the necessary adjustments and hoped for approval with conditions rather than delay.

The Commission discussed whether to consider the additional areas as playable surface and whether it was within their purview to approve the site plan with staff's recommended conditions. Mr. Aagard confirmed that the Commission could approve the plan with conditions or choose to table it for further review. The matter was then left open for further Commission discussion or a motion.

**Motion: Commissioner Hammer moved to approve the Site Plan Design Review Request by Howard Schmidt, representing Ledger Cove, LLC, to be located near the intersection of 1000 North Street and Franks Drive, application number 23-576, based on the findings and subject to the conditions listed in the staff report dated May 9, 2025.** Commissioner Anderson made the second. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Anderson, "Aye"; Chairman Robinson, "Aye". The motion passed.

**8. Decision on Preliminary Plat request by Dave Irving representing Zenith Development to approve the Lex Townhomes Lot 105 Subdivision Plat Amendment (Amending Lot 105 of The Lexington at Overlake Subdivision) located at the southwest corner of 1300 North and 680 West in the MR-16 zoning district.**

Mr. Page presented the item, noting that the proposal would amend an existing one-lot subdivision – Lot 105 of the Lexington at Overlake Subdivision – into 13 individual townhome lots on approximately 1.29 acres. The property was currently zoned MR-16.

The proposed plat included 13 residential lots, one common area, and two limited common areas. Mr. Page explained that all public improvements had already been addressed and dedicated as part of the original subdivision, so no new public infrastructure would be required with this amendment.

Staff recommended approval, subject to standard conditions including compliance with city code, square footage requirements, Public Works policies, and fire regulations. Commissioner Proctor asked whether this was a continuation of the existing development in the area, which staff confirmed. No further discussion or objections were raised.

**Motion: Commissioner Proctor moved to approve the Preliminary Subdivision Plan for Lot 105 Townhomes of Lexington at Overlake, requested by Building Dynamics application number 2025030, based on the findings and subject to the conditions listed in the Staff Report dated May 9, 2025.** Commissioner Hamilton made the second. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Anderson, "Aye"; Chairman Robinson, "Aye". The motion passed.

9. **City Council Reports**

Council Member Manzione summarized key actions from the most recent City Council meeting. She noted that the Council had approved a zoning ordinance for the Residential Service District as requested by Perry Homes. They also adopted the tentative budget for the upcoming fiscal year, which did not include a property tax increase. Additionally, the Council approved the installation of a traffic signal at 2000 North and Aaron Drive, near the hospital and Maverik. No questions were raised by the Commission following her report.

10. **Review and Decision – Minutes of the Planning Commission meeting held April 23, 2025.**

There were no corrections to the minutes.

**Motion: Commissioner Proctor moved to approve the April 23, 2025 meeting minutes as presented.**

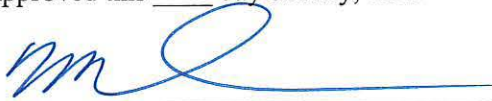
Commissioner Anderson made the second. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Anderson, “Aye”; Chairman Robinson, “Aye”. The motion passed.

11. **Adjourn**

There being no further business, Chairman Robinson adjourned the meeting at 8:08 p.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 28 day of May, 2025



Matt Robinson, Tooele City Planning Commission Chair