

Tooele City Planning Commission  
Business Meeting Minutes

**Date:** July 23, 2025

**Time:** 7:00 p.m.

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

**Planning Commissioners Present**

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

**Council Member Liaisons**

Maresa Manzione  
Ed Hansen

**Staff Present**

Andrew Aagard, Community Development Director  
Matt Johnson, Assistant City Attorney  
Paul Hansen, City Engineer  
Chris Nielson, IT Director

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**

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

3. **Public Hearing and Recommendation on proposed General Plan Text Amendment request by Tooele City to adopt a Water Use and Preservation Element and add this element to the Tooele City General Plan.**

Mr. Aagard explained that the proposed new element was being added in compliance with state law, which required adoption by December 31, 2025. He outlined the state's requirements, including evaluating the effects of development on water demand, identifying methods to reduce demand for existing and future development, consulting with public water systems and relevant agencies, and making operational changes to eliminate wasteful practices. He noted that much of the required content was already in the City's water conservation plan, making it easier to compile the six-page element, which included sections on introduction, current conditions, ordinances, education, incentives, pricing, system improvements, and consultation resources.

Commissioner Sloan suggested clarifying language in the introduction and revising certain sections to avoid referencing specific proprietary products or software, ensuring the plan would not require amendment if technology changed. Commissioner Anderson recommended removing specific fee amounts from the Water Pricing section, instead referring readers to the City's website for current rates. Mr. Aagard agreed to all suggested revisions.

Chairman Robinson opened the floor for public comment at 7:09 p.m. There were none. The floor was closed.

**Motion: Commissioner Sloan moved to forward a positive recommendation to the City Council for the Tooele City General Plan text amendment for the purpose of adopting a Water Use and Preservation Element and including it in the current Tooele City General Plan, based on the findings discussed in this meeting and included in the Staff Report dated July 15, 2025, and including the following changes: 1) line two paragraph two of the Introduction section, that the word "a" be inserted between the words "operating" and "large water pipe line"; 2) in the Improvements to the Physical System section, exclude all lines starting with "At present, Tooele City utilizes Uni-pro Software..." to the remainder of the paragraph; 3) In the last bullet point in the Improvements to the Physical System section, exclude the word "Hunter"; 4) remove the actual amounts of the water fees (base fee and price per unit) in the Water Pricing section.**

Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Gossett, "Aye"; Commissioner Proctor, "Aye"; Commissioner Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Chairman Robinson, "Aye". There were none opposed. The motion carried 7-0.

4. **Public Hearing and Recommendation on a proposed Zoning Map Amendment request by Ronald Hall to re-assign portions of the .81 acre property located at approximately 600 South Canyon Road from the MU-160 Multiple Use zoning district to the R1-7 Residential zoning district.**

On the zoning map amendment for approximately 0.81 acres near 600 South Canyon Road, Mr. Aagard explained that the property bore split zoning (R1-7 and MU-160) and that the request would reassign the MU-160 portion to R1-7 to align zoning with the parcel boundary and facilitate a four-lot single-family subdivision. He stated the Medium Density Residential designation in the General Plan supported R1-7, contrasted MU-160's very low-density "holding" character with R1-7's residential standards, and noted the Sensitive Area Overlay would be applied at subdivision development but did not affect the zoning decision. He reported notices had been sent to owners within 200 feet with no comments received prior to the hearing.

There being no questions from the Commission, Chairman Robinson opened the floor for public comment at 7:16 p.m.



Chris Erickson, a nearby resident, expressed concern about access via the narrow Canyon Road and a nearby private dirt drive.

There being no further public comments, Chairman Robinson closed the floor and asked Mr. Aagard if he would like to address Mr. Erickson's concerns. Mr. Aagard stated access design would be discussed during the subdivision review, whether it was during the preliminary approval process or final plat process. However, preliminary concept plans showed two lots accessing Canyon Road and two lots using a private easement to SR-36 serving Wig Wam Park. Mr. Aagard also mentioned that road improvements would be addressed during the subdivision process.

**Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the Hall's Hollow Zoning Map Amendment Request by Ronald Hall to re-assign property located at approximately 600 South Canyon Road from the MU-160 Multiple Use zoning district to the R1-7 Residential zoning district, application number 2025061, based on the findings listed in the Staff Report dated July 16, 2025.** Chairman Robinson seconded the motion. The vote was as follows: Commissioner Gossett, "Aye"; Commissioner Proctor, "Aye", Commissioner Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Chairman Robinson, "Aye". There were none opposed. The motion carried 7-0.

5. **Decision on a Preliminary Subdivision Plan request by WLG, LLC, for the Microtel Moda Hotel Subdivision located at 470 East 2300 North on 2.05 acres in the IS Industrial Service zoning district.**

Mr. Aagard stated the property was zoned Industrial Service, consistent with surrounding parcels, and the project involved creating a one-lot platted subdivision from an existing parcel. The purpose was to dedicate a small portion of roadway at the southwest corner and to address the removal of an existing turnaround easement, which had been replaced by a completed cul-de-sac south of the dedication area. He noted that improvements were already in place and the plat was needed to finalize requirements before the hotel could receive occupancy. Staff recommended approval with the conditions listed in the report.

**Motion: Commissioner Jensen moved to approve the Preliminary Subdivision Plan Request by Leo Mantas, representing WLG, LLC for the Microtel Moda Hotel Subdivision, application number P23-619, based on the findings and subject to the conditions listed in the Staff Report dated July 17, 2025.** Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Gossett, "Aye"; Commissioner Proctor, "Aye", Commissioner Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Chairman Robinson, "Aye". There were none opposed. The motion carried 7-0.

6. **Decision on a Preliminary Subdivision Plan request by the Tooele County School District, for the Deseret Peak High School Subdivision located at 2244 N Berra Boulevard on 57.12 acres in the RR-5 Rural Residential and the GC General Commercial zoning districts.**

Mr. Aagard explained that the 52-acre property, currently an existing unplatted parcel, was zoned GC General Commercial on the east side and RR-5 Rural Residential on the west side. Similar to the prior agenda item, the request involved creating a one-lot platted subdivision to facilitate road dedication. Portions of 2400 North and Berra Boulevard would be dedicated to Tooele City as public right-of-way, with the school district working to complete improvements along its frontage. No new lots would be created, and staff recommended approval subject to the conditions in the staff report.

**Motion: Commissioner Anderson moved to approve the Preliminary Subdivision Plan request by Michael Garcia, representing the Tooele County School District for the Deseret Peak High School Subdivision, application number 23-1077, based on the findings and subject to the conditions listed in the Staff Report dated July 17, 2025.** Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Gossett, "Aye"; Commissioner Proctor, "Aye", Commissioner

Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Chairman Robinson, "Aye". There were none opposed. The motion carried 7-0.

7. **City Council Reports**

Councilwoman Manzione reported that the City Council had recently discussed the Water Use and Preservation Element during its work meeting, noting that the Planning Commission's positive recommendation was appreciated and the matter would likely come before the Council for approval soon. She also mentioned a very preliminary discussion with the Chief of Police regarding potential amendments to the parking code for streets without curbs. In the business meeting, the Council approved an ordinance from the Planning Commission's last meeting related to zero lot lines for twin homes, authorized a contract for test wells to support the City's water supply, and approved an agreement with UDOT to move forward with converting the temporary traffic light at 600 West and SR-112 into a permanent installation along with associated road improvements.

8. **Review and Decision – Minutes of the Planning Commission meeting held July 9, 2025.**

There were no corrections.

**Motion: Chairman Robinson moved to approve the July 9, 2025 Tooele City Planning Commission meeting minutes as presented.** Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Gossett, "Aye"; Commissioner Proctor, "Aye", Commissioner Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Chairman Robinson, "Aye". There were none opposed. The motion carried 7-0.

9. **Adjourn**

There being no further business, Chairman Robinson adjourned the meeting at 7:28 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 13 day of August, 2025



Matt Robinson, Tooele City Planning Commission Chair