

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, October 22, 2025** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecitey or searching for our YouTube handle **@tooelecitey**. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitey.gov any time after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Decision** on a Preliminary Subdivision Plan request by Grow Development for the Fire Station Business Park Subdivision proposed to be located at 1000 North 145 East in the LI Light Industrial zoning district on approximately 10 acres.
4. **City Council Reports**
5. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Andrew Aagard, Community Development Director, prior to the meeting at (435) 843-2132.

STAFF REPORT

October 20, 2025

To: Tooele City Planning Commission
Business Date: October 22, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Fire Station Business Park – Preliminary Subdivision Plan Request

Application No.: 2025079
Applicant: Wes Graham, representing Grow Development
Project Location: 1000 North 145 East
Zoning: LI Light Industrial Zone
Acreage: 10 Acres (Approximately 435,600 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the LI Light Industrial zone regarding the creation of two new industrial lots and a remnant parcel for future development.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 10 acres located at 1000 North 145 East. The property is currently zoned LI Light Industrial. The applicant is requesting that a Preliminary Subdivision Plan be approved to facilitate the creation of a new subdivision consisting of two industrial lots and a remnant parcel for future development. The new lots will be used for industrial / commercial type of development.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Light Industrial land use designation for the subject property. The property has been assigned the LI Light Industrial zoning classification. The LI Light Industrial zoning designation is identified by the General Plan as a preferred zoning classification for the Light Industrial land use designation. Properties to the north and east are currently zoned RR-5 Residential and are currently undeveloped land. Some property to the east of the L shaped parcel are also zoned GC General Commercial and are utilized as the “Our House” Assisted living facility. Properties located to the south of the subject property are zoned RR-5, GC and MR-8 Multi-Family Residential. Properties to the west of the subject property are zoned LI Light and Industrial and are utilized as Tooele City Fire Station #3 and a medical helicopter landing facility. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The subdivision plan is fairly straight forward and benign as to complexity of design. The applicant is proposing the creation of two lots with immediate frontage onto 1000 North. Lot 1 will consist of 37,168 square feet and lot 2 will consist of 41,560 square feet. The LI zone does not require a minimum lot size for new lots but it does require a minimum lot width of 60 feet. Minimum lot width for the new lots is 156 feet and greatly exceeds this requirement.

There is an existing 50foot right-of-way easement extending north to south along the entire western boundary of the subject property. This easement exists due to past plans to extend a road in this location.

At this time, it is not anticipated that this property will be utilized as a road and the easement will be vacated during the final plat recordation process.

The plat also proposes the creation of a remnant parcel, showing as Parcel A, on the preliminary plan. This parcel is not proposed for any development at this time but is being included in the subdivision. The parcel will not have any frontage onto any public streets and the only access from this parcel to a public street will be achieved by an access easement across lots 1 and 2. In the future, when development is sought for Parcel A, the applicant will be required to provide additional means of access to any new development on this parcel.

Parcel B is a narrow continuation of that future right-of-way parcel extending north beyond the northern limits of Parcel A. This parcel is, for all intents and purposes, useless to the Fire Station Business Park Development. It is anticipated that at some point in the future the parcel will be sold through private negotiations to property owners located north of the proposed development.

Right-of-Way Dedication. The preliminary subdivision plan is required due to the need for dedication of property along 1000 North. The property will be dedicated to Tooele City for perpetual ownership and maintenance after the installation of the necessary asphalt and frontage improvements by the applicant.

Future Roads. There are plans for a road extending north from 1000 North and connecting to 1280 North adjacent to the subject property. This right-of-way is existing as can be seen on the preliminary plan. However, there are extenuating circumstances involving previous agreements between the City and a property owner requiring that property owner to construct the road. It is staff's understanding that some conflicts have arisen between the City and the property owner regarding the timing of the construction of this road. Staff is not familiar with what those conflicts are and cannot provide additional information. However, construction of that road is the responsibility of others and is not the responsibility of this developer.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Preliminary Subdivision Plan submission and has issued a recommendation for approval for the request.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan submission and have issued a recommendation for approval for the request.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Preliminary Subdivision Plan submission and has issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Subdivision Plan by Wes Graham, representing Grow Development, application number 2025079, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings

2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. The subdivision as proposed meets or exceeds all requirements for subdivision development in the LI Light Industrial zoning district.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Preliminary Subdivision Plan request by Wes Graham, representing Grow Development for the Fire Station Business Park Subdivision, application number 2025079, based on the findings and subject to the conditions listed in the Staff Report dated October 20, 2025:”

1. List any additional findings and conditions...

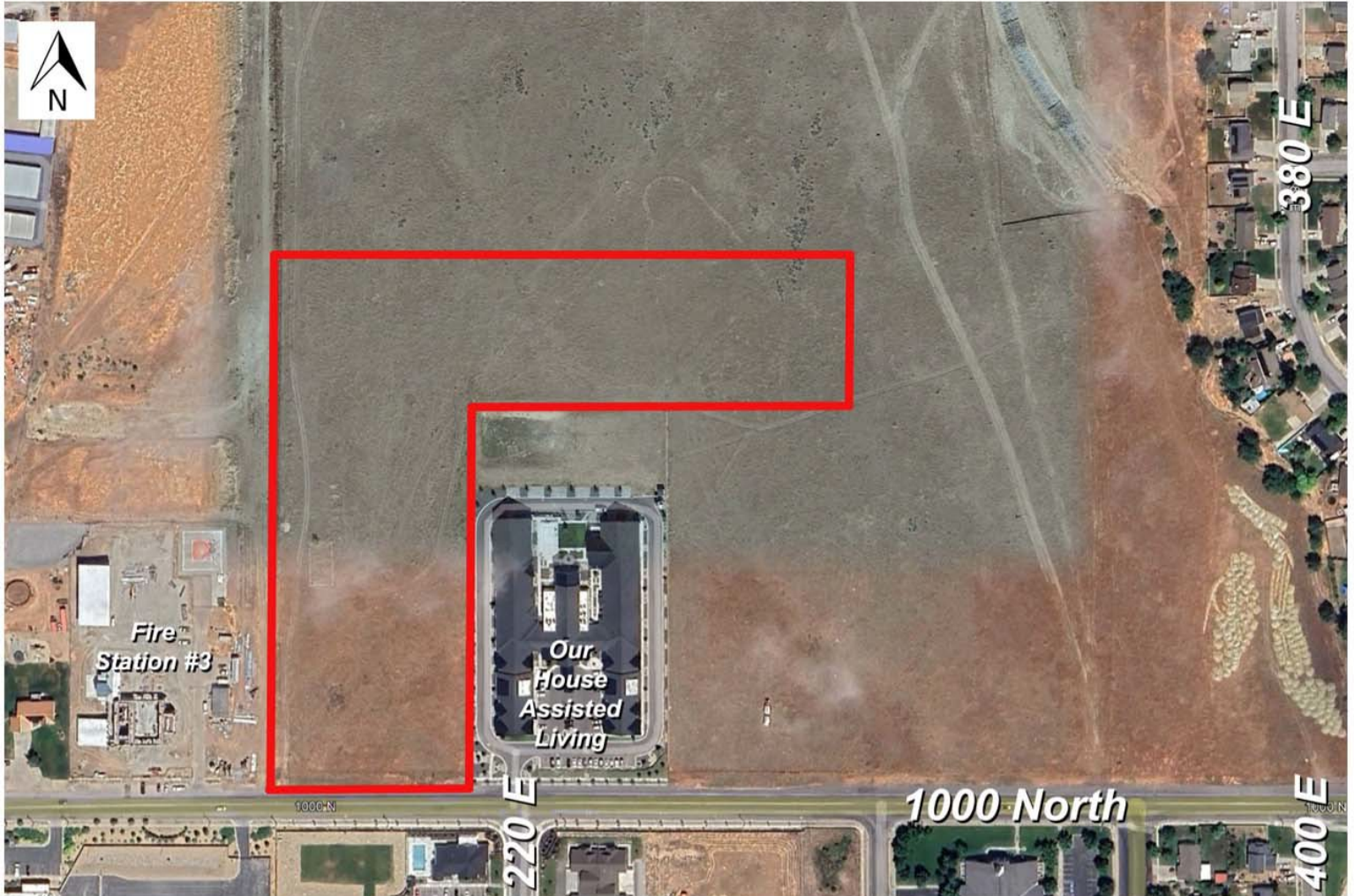
Sample Motion for Denial – “I move we deny the Preliminary Subdivision Plan request by Wes Graham, representing Grow Development for the Fire Station Business Park Subdivision, application number 2025079, based on the following findings:”

1. List findings...

EXHIBIT A

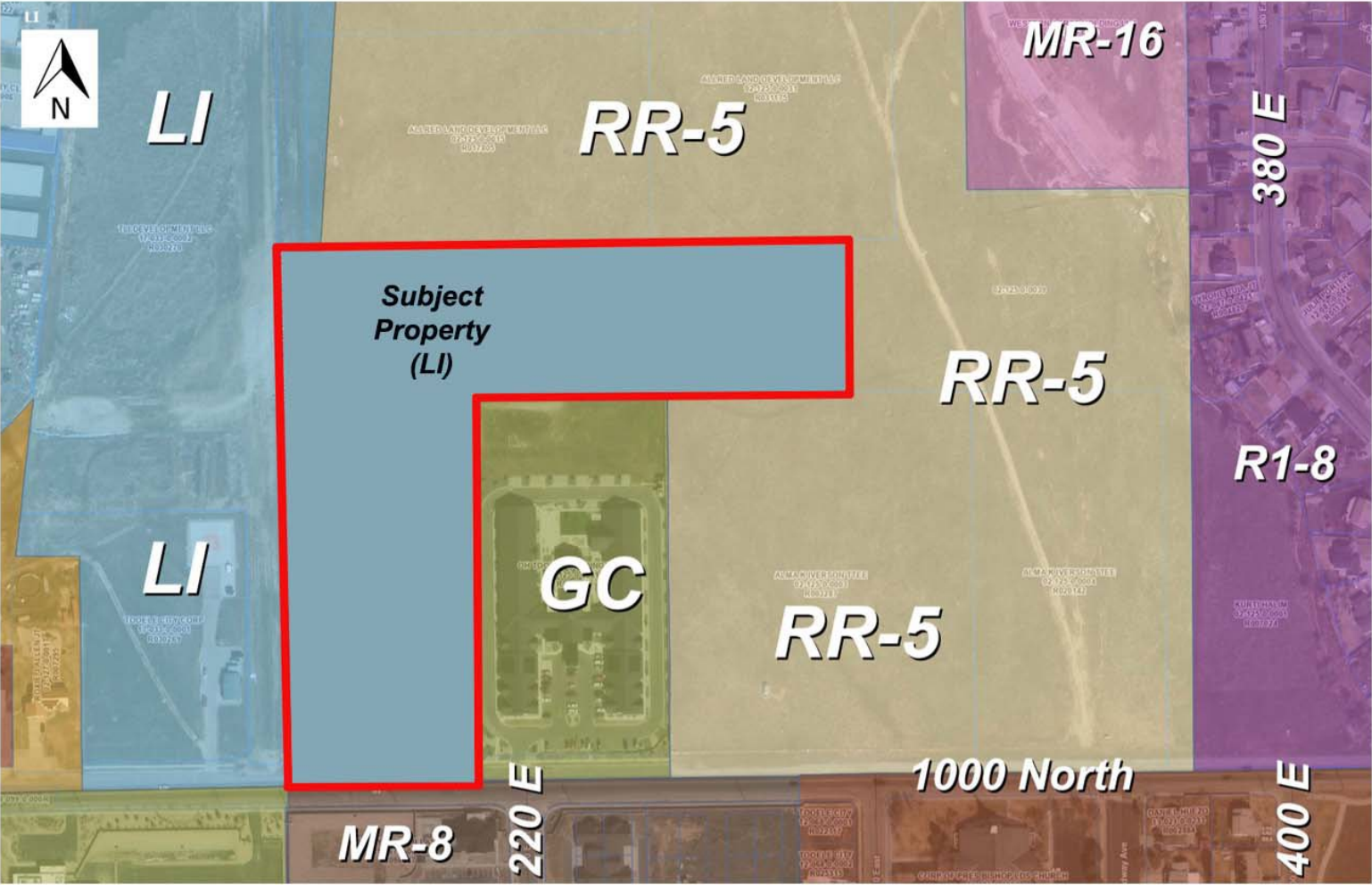
**MAPPING PERTINENT TO THE FIRE STATION BUSINESS PARK PRELIMINARY
SUBDIVISION PLAN**

Fire Station Business Park Preliminary Subdivision Plan



Aerial View

Fire Station Business Park Preliminary Subdivision Plan



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS & APPLICANT SUBMITTED INFORMATION

Subdivision - Preliminary Plan Application

Community Development Department
90 North Main Street, Tooele, UT 84074
(435) 843-2132 Fax (435) 843-2139
www.tooelecivcity.gov



Project Information					
Date of Submission:	Submittal #: ☒ 1 ☐ 2 ☐ 3 ☐ 4	Zone:	Acres: 10	Parcel #(s): 02-125-0-0040 & 02-125-0-0033	
Project Name: Fire Station Business Park Phase 1					
Project Address: 1000 North 145 East, Tooele, UT					
Project Description: Light Industrial Business Park			Phases:	Lots: 2	
Property Owner(s): Grow Development			Applicant(s): Boyd Brown / Wes Graham		
Address: 1265 East Fort Union Blvd suite 302			Address: 1265 East Fort Union Blvd suite 302		
City: Cottonwood Heights	State: UT	Zip: 84047	City: Cottonwood Heights	State: UT	Zip: 84047
Phone: 801-643-2909	Email: wes@growdev.com		Phone: 801-643-2909	Email: wes@growdev.com	
Contact Person: Wes Graham			Address: 1265 East Fort Union Blvd suite 302		
Phone: 801-643-2909			City: Cottonwood Heights	State: UT	Zip: 84047
Cellular:	Fax:		Email: wes@growdev.com		
Engineer & Company: Scott Thorsen - CIR Civil Engineering and Surveying			Surveyor & Company: Blake Peterson - CIR Civil Engineering and Surveying		
Address: 10718 S. Beckstead Ln. Ste. 102			Address: 10718 S. Beckstead Ln. Ste. 102		
City: South Jordan	State: Utah	Zip: 84095	City: South Jordan	State: Utah	Zip: 84095
Phone: 801-949-6296	Email: scott@cirengineering.com		Phone: 801-755-3548	Email: blake@cirengineering.com	

*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

For Office Use Only					
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:
Fire Flow Test					
Location:	Residual Pressure:		Flow (gpm):	Min. Required Flow (gpm):	
Performed By:	Date Performed:		Corrections Needed: ☐ Yes ☐ No	Comments Returned:	Date:

ENBRIDGE GAS UTAH – NOTE:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ____ day of _____, 20 ____
By: _____
Title: _____

Rocky Mountain Power

- Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law.

Rocky Mountain Power _____ Date _____

PLAT NOTES:

- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- Benchmark for this project is the Southwest Corner of Section 15 which has elevation =4876.72'

OWNER'S DEDICATION

Know all men by these present that the undersigned are the owner(s) of the heron described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

FIRE STATION BUSINESS PARK PHASE 1 SUBDIVISION

And do hereby dedicate for perpetual use of the public all public roads and areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

Vantage Retirement Plans, LLC FBO Boyd Brown Simple IRA, as to an undivided 80% interest

By: _____
Print Name: _____
Title: _____

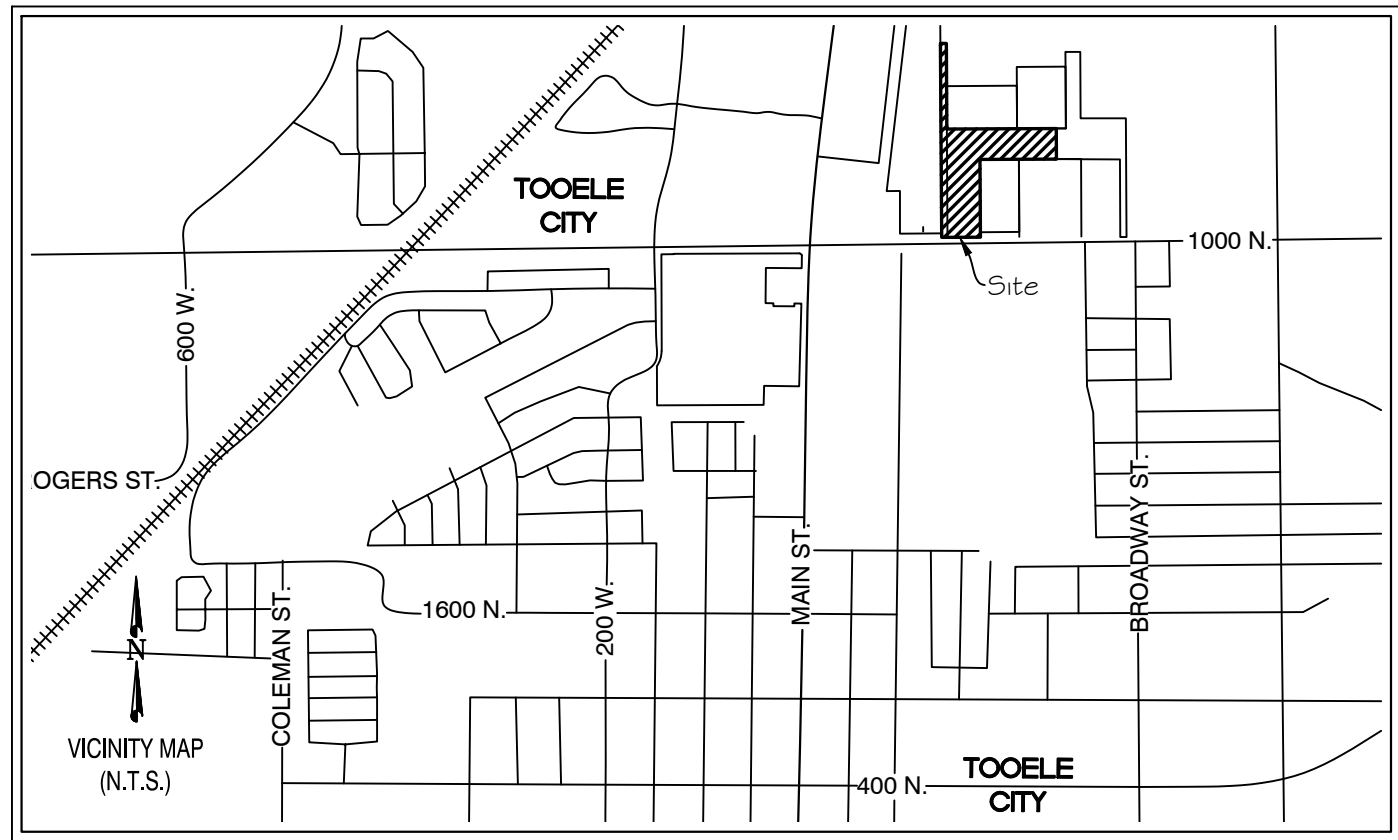
Vantage Retirement Plans, LLC FBO Boyd Brown SEP IRA, as to an undivided 20% interest

By: _____
Print Name: _____
Title: _____

PRELIMINARY

FIRE STATION BUSINESS PARK PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



NOTARY ACKNOWLEDGMENT

State of Utah)
County of _____ :ss

On this _____ day of _____, in the year 20 ____, before me, _____ a Notary Public, personally appeared _____ the _____ of Vantage Retirement Plans, LLC FBO Boyd Brown Simple IRA, as to an undivided 80% interest, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **FIRE STATION BUSINESS PARK PHASE 1** and was signed by him/her on behalf of said Vantage Retirement Plans, LLC FBO Boyd Brown Simple IRA, as to an undivided 80% interest and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

NOTARY ACKNOWLEDGMENT

State of Utah)
County of _____ :ss

On this _____ day of _____, in the year 20 ____, before me, _____ a Notary Public, personally appeared _____ the _____ of Vantage Retirement Plans, LLC FBO Boyd Brown SEP IRA, as to an undivided 20% interest, proved on the basis of satisfactory evidence to be the person(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **FIRE STATION BUSINESS PARK PHASE 1** and was signed by him/her on behalf of said Vantage Retirement Plans, LLC FBO Boyd Brown SEP IRA, as to an undivided 20% interest, and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

APPROVED SUBJECT TO ADDING
THE WORD "**PRELIMINARY**" AS
SHOWN TO THE TITLE PRIOR TO
OBTAINING SIGNATURES

TOOELE CITY DEVELOPMENT
REVIEW

10/01/2025 Submittal # 2

Approval
P Hansen
City Engineer
10/07/2025

APPROVED
A Aagard
CD Director
10/06/2025

APPROVED
J Grandpre
Public Works
10/08/2025

APPROVED
N Wall
Fire Marshal
10/07/2025

BOUNDARY DESCRIPTION

A tract of land being all of Parcel 2 described in that Trust Deed recorded May 26, 2021 as Entry No. 545287 and that parcel described in Warranty Deed recorded June 01, 2022 as Entry No. 573783 in the Office of the Tooele County Recorder. Said parcel of land is located in the Southwest Quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the Southwest corner of said Section 15; thence N.00°21'54"W. 1,649.59 feet along the westerly line of Section 15; thence N.89°43'06"E. 50.00 feet; thence S.00°21'54"E. 729.59 feet; thence N.89°43'06"E. 930.00 feet; thence S.00°21'58"E. 260.00 feet; thence S.89°43'06"W. 650.02 feet; thence S.00°21'58"E. 660.00 feet to the southerly line for said Section 15; thence S.89°43'06"W. 330.00 feet along said southerly line to the **Point of Beginning**.

The above-described parcel of land contains 509,075 sq. ft. in area or 11.687 acres, more or less.

Consists of 2 Lots and 2 Parcels.

Existing parcel numbers 02-125-0-0033 and 02-125-0-0040.

Error of Closure 1:15.000

SURVEYOR'S CERTIFICATE

I, BLAKE PETERSON, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5494649 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **FIRE STATION BUSINESS PARK PHASE 1 SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20 ____.



BLAKE PETERSON
PLS 5494649

SHEET

1

2

PREPARED BY:

CIR

**CIVIL ENGINEERING
+SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
435-503-7641

FIRE STATION BUSINESS PARK
PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

Recorded # _____
State of Utah, County of Tooele, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Tooele County Recorder _____

COUNTY TREASURER

Approved this ____ day of _____ A.D. 20 ____, by the Tooele City Treasurer.

Tooele County Treasurer

TOOELE COUNTY SCHOOL DISTRICT

Approved to form this ____ day of _____ A.D. 20 ____, by the Tooele County School District.

Tooele County School District _____ Date _____

COUNTY SURVEY DEPARTMENT APPROVAL

Approved this ____ day of _____ A.D. 20_ , by the Tooele County Survey Department.
Record of Survey _____

Tooele County Surveyor _____ Date _____

COUNTY HEALTH DEPARTMENT

Approved this ____ day of _____ A.D. 20 ____, by the Tooele County Health Department.

Tooele County Health Department

US POST MASTER

Approved to form this ____ day of _____ A.D. 20 ____, by the US Post Master.

US Post Master _____ Date _____

LAND USE AUTHORITY

Approved this ____ day of _____ A.D. 20 ____.

Director Tooele City Community Development

Tooele City Public Works Director

Tooele City Engineer

PLANNING COMMISSION

Approved this ____ day of _____ A.D. 20 ____, by the Tooele Planning Commission.

Tooele Planning Commission

TOOELE CITY ENGINEER

Approved to form this ____ day of _____ A.D. 20 ____, by the Tooele City Engineer.

Tooele City Engineer _____ Date _____

PUBLIC WORKS

Approved this ____ day of _____ A.D. 20 ____, by the Tooele City Public Works.

Tooele Public Works

PLANNING AND ZONING

Approved this ____ day of _____ A.D. 20 ____, by the Tooele City Planning and Zoning.

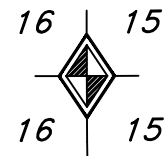
Tooele Planning and Zoning

TOOELE CITY ATTORNEY

Approved to form this ____ day of _____ A.D. 20 ____, by the Tooele City Attorney.

Tooele City Attorney

Found West Quarter
Section 15, T.3S., R.4W., SLB&M
3" Brass Cap



MATCH LINE THIS SHEET

ALLRED DEVELOPMENT LLC
02-125-0-0015

ALLRED DEVELOPMENT LLC
02-125-0-0031

PARCEL A
379,785 SQ. FT OR
8.719 ACRES

VANTAGE RETIREMENT PLANS, LLC
02-125-0-0039

MARK GRESSMAN
02-125-0-0027

N89°43'06"E
50.00'

PARCEL B
36,467 SQ. FT OR
0.837 ACRES

ALLRED DEVELOPMENT LLC
02-125-0-0019

N0°21'54"W 1649.59'

729.59'

50.0' Easement
For Ingress & Egress
Entry No. _____

ALLRED DEVELOPMENT LLC
02-125-0-0015

MATCH LINE THIS SHEET

TLI DEVELOPMENT LLC
17-033-0-0002

N0°21'54"W 1649.59'

639.10'

50.0' Easement
For Ingress & Egress
Entry No. _____

30.0' Shared Access Easement
(See Description "A")

N89°38'06"E 329.99'

156.46'

10.0' PU&DE

10.0' PU&DE

10.0' PU&DE

LOT 1
37,168 SQ. FT. OR
0.853 ACRES
193 EAST 1000 NORTH

LOT 2
41,560 SQ. FT. OR
0.954 ACRES
215 EAST 1000 NORTH

N0°16'54"W 239.13'

378.62'

S0°21'58"E 660.00'

239.38'

Public Dedicated Right-of-Way
14,046 SQ. FT
0.322 ACRES

10.0' PU&DE

173.89'

126.62'

71.46'

84.0'

S89°43'06"W 330.00'

42.0'

N89°43'06"E 2646.56' Basis of Bearing

1000 NORTH STREET
(Public Dedicated
Right-of-Way)

ALMA K IVERSON TTEE
02-125-0-0003

OH TOOEE HOLDINGS, LLC
02-125-0-0041

Description "A" - Access Easement In Favor of Lots 1, 2, Parcel A and Parcel B

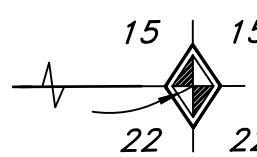
Beginning at a point on the southerly line of Lot 2 which is 149.74 feet N. 89°43'06" E. along the Section line and 42.0 feet North from the Southwest Corner of Section 15 Township 3 South, Range 4 West, said point also being 610.00 feet S. 89°43'06" W. from the Southeast Corner of Lot 2; thence N.89°43'06"E. 30.00 feet; thence N.00°16'54"W. 41.55 feet; thence S.89°38'04"W. 50.11 feet; thence N.00°21'56"W. 182.59 feet; thence N.89°38'04"E. 182.04 feet; thence N.00°22'13"W. 30.00 feet; thence S.89°38'04"W. 312.00 feet; thence S.00°21'56"E. 30.00 feet; thence N.89°38'04"E. 104.96 feet; thence S.00°21'56"E. 207.59 feet; thence N.89°38'04"E. 45.07 feet; thence S.00°16'54"E. 16.51 feet to the **Point of Beginning**.

The above-described parcel of land contains 16,298 sq. ft. in area or 0.374 acres, more or less.

Legend of Symbols & Abbreviations

	Boundary Line		Set yellow rebar/cap stamped "CIR"
	Lot Line		Found yellow rebar/cap
	Section Line		
	Road Center Line		
	Adjacent Parcel		
	Shared Access Easement		
	Existing Easement Right-of-Way		
	Right-of-Way Line		

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.33	29.50	89°59'20"	N45°21'34"W	41.72



Found South Quarter
Section 15, T.3S., R.4W., SLB&M
3" Brass Cap



0 60 120
1"=60'
Scale in Feet

SHEET
2
2

PREPARED BY:

CIR CIVIL ENGINEERING
+SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
435-503-7641

FIRE STATION BUSINESS PARK PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

Recorded # _____
State of Utah, County of Tooele, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Tooele County Recorder