

Tooele City Planning Commission
Business Meeting Minutes

Date: June 11, 2025

Time: 7:00 p.m.

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

Planning Commissioners Present

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

Excused

Melanie Hammer
Alison Dunn

Council Member Liaisons

Maresa Manzione (excused)
Ed Hansen

Staff Present

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

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
Matt Robinson, Present
Tyson Hamilton, Present
Weston Jensen, Present
Kelley Anderson, Present

3. Public Hearing and Recommendation on a Zoning Map Amendment request by Grow Development, LLC, to re-assign the zoning for approximately 11.7 acres located at 249 East 1000 North Street from the RR-5 Residential zoning district to the LI Light Industrial zoning district.

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the zoning map amendment request. The property, adjacent to Fire Station No. 3 to the west, and Our House Assisted Living to the southeast, was largely undeveloped. The RR-5 zoning, described as a holding zone, permits single-family homes, accessory dwelling units, agriculture, and low-impact uses. The proposed LI zoning allows light commercial uses such as offices, retail, and flex warehouses, but prohibits heavy industrial activities.

The City Council approved a land use amendment to Light Industrial on May 21, 2025, aligning with the General Plan. The proposal supported the Master Transportation Plan by facilitating a road connection between the Fire Station and Western Acres.

There being no questions from the Commission, Chairman Robinson opened the public hearing at 7:05 p.m. No public comments were received, and the hearing was closed.

Jake Hone of Grow Development, outlined plans for a light industrial business park, with office buildings (e.g., medical or dental) along 1000 North and flex warehouse spaces further back. The project included a two-story, 10,000–20,000 square foot building. Based on prior feedback, buildings were reoriented to provide a 100-foot buffer from Our House Assisted Living. The applicant was coordinating with landowners for a north-south road (180 East) and an east-west utility connection at 1150 North to mitigate traffic impacts. Some units would be sold, others rented, targeting small businesses and entrepreneurs.

Commissioner Hamilton commended the applicant for addressing concerns about the senior living facility and traffic.

Motion: Commissioner Sloan moved to forward a positive recommendation to the City Council for the Fire Station Business Park Zoning Map Amendment request by Boyd Brown, representing Grow Development, LLC to rezone 11.7 acres from RR-5 Residential to the LI Light Industrial zoning district, application number 2025054, based on the findings listed in the Staff Report dated June 6, 2025.

Commissioner Hamilton made the second. 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". The motion passed 7–0.

4. Public Hearing and Decision on a Conditional Use Permit request to authorize the use of "Automobile Sales and Rental" for property located at 950 N Main Street on .18 acres in the GC General Commercial zoning district.

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a conditional use permit request by Kenner Fernandez and explained that the property, located in a flex space behind Mountain West Ambulance, would display up to five vehicles inside the facility, with two employees and five dedicated parking stalls. The surrounding area was zoned GC, and the site

complied with the General Plan's Regional Commercial designation. Staff recommended approval with conditions outlined in the June 6, 2025 staff report.

There being no questions from the Commission, Chairman Robinson opened the public hearing at 7:15 p.m. No public comments were received, and the hearing was closed. The applicant did not present additional information.

Motion: Commissioner Proctor moved to approve the Conditional Use Permit request by Kenner Fernandez to authorize the use of "Automobile Sales and Rental" at 948 N. Main Street, Suite B, application number 2025052, based on the findings and subject to the conditions listed in the Staff Report dated June 6, 2025. Commissioner Anderson made the second. 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". The motion passed 7-0.

5. City Council Reports

Councilman Hansen reported that the most recent City Council meeting addressed routine matters, including library card fees for out-of-town users. Regarding the 249 East 1000 North rezone, approved by the Council on May 21, 2025, Councilman Hansen noted a 4-0 vote with one abstention due to concerns about permitted uses in the LI zone. He expressed support for the project but highlighted the need to monitor allowable activities.

6. Review and Decision – Minutes of the Planning Commission Meeting Held May 28, 2025

There were no corrections to the minutes.

Motion: Chairman Robinson moved to approve the May 28, 2025 minutes as presented. Commissioner Sloan made the second. 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". The motion passed 7-0.

7. Adjourn

There being no further business, Chairman Robinson adjourned the meeting at 7:18 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 25 day of June, 2025



Matt Robinson, Tooele City Planning Commission Chair