

Tooele City Planning Commission
Business Meeting Minutes

Date: August 13, 2025

Time: 7:00 p.m.

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

Planning Commissioners Present

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

Council Member Liaisons

Maresa Manzione (excused)
Ed Hansen

Staff Present

Andrew Aagard, Community Development Director
Matt Johnson, City Attorney
Paul Hansen, City Engineer
Trey Allred, IT

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

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

3. **Public Hearing and Recommendation on a request by Amy Johnson to amend the Land Use Map designation of 4.91 acres of property located at approximately 105 East 1000 North from Mixed Use to Light Industrial.**

Mr. Aagard explained that the property had gone through several development proposals. It was originally designated as Regional Commercial in the General Plan, but a subsequent Land Use Map amendment changed the designation to Mixed Use in support of a proposed townhouse project. That project stalled after the applicant was unable to secure sufficient water rights for the residential portion, and although the zoning map was never amended, leaving the property zoned RR-1 Rural Residential, the land use designation remains Mixed Use. The applicant has since revised the proposal and is now requesting that the designation be changed from Mixed Use to Light Industrial, which would allow the property to be rezoned for a proposal of contractor staging yards. Mr. Aagard also noted that although the applicant had a clear intention for the property's use, rezoning would not bind the property to that specific use. He reminded the Commission to consider the full range of uses permitted under the Light Industrial land use designation and whether those would be appropriate for the area. He also stated that notices had been sent to surrounding property owners and that no public comments had been received.

There being no immediate questions from the Commission, at 7:03 p.m., Chairman Robinson opened the floor for any members of the public to speak. There were no comments. The floor was closed.

Chairman Robinson invited the applicant to come forward and discuss the proposal.

Applicant Amy Johnson addressed the Commission, describing the evolution of the property's development plans and the challenges in marketing the site for commercial use. She explained that a previous effort to bring in a Texas Roadhouse had fallen through due to infrastructure costs, and the mixed-use townhome concept was abandoned after water shares fell through. Ms. Johnson said the property was marketed through top commercial brokers, but access constraints and site configuration discouraged potential tenants. In response, her team identified light industrial contractor storage yards as a more viable solution for the site.

She explained that the proposed development would serve local small businesses – such as landscapers, electricians, and plumbers – by providing secure, individually fenced yards with controlled access, good lighting, and a clean, managed environment. She emphasized that the use would not include RV or boat storage, nor the storage of hazardous or flammable materials. The facility would be owner-operated and held as a long-term asset by her company, which specializes in light industrial properties. She also expressed that currently, the site was in disrepair and would benefit visually and functionally from the proposed improvements. Ms. Johnson concluded by affirming the project's compatibility with surrounding properties, many of which are designated as Regional Commercial on the Land Use Map and developed with light industrial uses, and offered to answer questions from the Commission. There were none.

Motion: Commissioner Anderson moved to forward a positive recommendation to the City Council for the Desert Rose Business Lofts Land Use Map Amendment request by Amy Johnson, for the purpose of re-assigning the land use designation for 4.91 acres from Mixed Use to Light Industrial, application number 2025067, based on the findings listed in the Staff Report dated August 5, 2025. Commissioner Sloan seconded the motion.

Discussion on the motion: Commissioner Hammer stated that she appreciated the applicant's proposal but expressed concern about what other Light Industrial uses could occur on the property if the project did not proceed. She raised the idea of requiring a development agreement to ensure the intended use was carried out and asked whether conditions could be placed to limit the approval to a specific use. In response, it was clarified that the Commission was only considering a Land Use Map amendment at this stage, and that questions about specific uses or conditions would be addressed later during the zoning process.

Chairman Robinson confirmed that zoning considerations would follow if the Council approved the land use amendment. With no further discussion, the Commission proceeded to vote on the motion.

The vote was as follows: Commissioner Hammer, “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 Decision on a Conditional Use Permit request by GVI Autogroup, LLC, for 4.89 acres in the Light Industrial zoning district to authorize the use of “Automobile Body and Fender Service and Repair” at 182 Millburn Drive.**

Mr. Aagard presented the proposed Conditional Use Permit (CUP) and stated that the 4.89-acre site contained an existing warehouse. The property was zoned Light Industrial (LI), consistent with the surrounding area except for a small wedge of Research and Development (RD) to the south. He explained that auto service, repair, auto parts, and dealership uses already operated on the site as permitted uses, but expanding into auto body repair required a CUP.

Staff recommended approval with conditions requiring compliance with building and fire codes for any improvements; screening of designated damaged-vehicle storage areas with solid, view-obscuring fencing; paving of any damaged-vehicle storage areas not already paved with asphalt, concrete, or another impermeable surface; and site plan approvals for any future expansions. He noted that the applicant had asked that the word “solid” in condition #2 be reconsidered to allow slats in the existing chain-link fencing.

Mr. Aagard reported that mailed notices generated no comments, though Mayor Winn relayed a concern from Tooele Technical College regarding unsightly outdoor storage of damaged vehicles. Commissioner Sloan asked whether slatted chain-link would satisfy the intent of the solid, view-obscuring fencing requirement. Mr. Aagard responded that the current chain-link was not view-obscuring but that inserting slats would meet the intent if acceptable to the Commission.

There being no further questions from the Commission, Chairman Robinson opened the public hearing at 7:21 p.m. There were no comments. The floor was closed.

Roman Gurlov, representing GVI Autogroup, stated the business intended to keep most damaged vehicles inside the warehouse and, where outdoor parking was unavoidable, to screen views with slatted fencing installed in the chain link. He also described procedures to drain vehicles to prevent fluid leaks and expressed interest in working with Tooele Technical College to provide student experience in auto body repair. In response to a question, he stated sales activity would be directed wholesale to other dealers rather than retail from the site. The Commission discussed tailoring the fencing condition and, with staff’s suggestion, agreed that striking the word “solid” would allow slatted chain-link to satisfy the view-obscuring requirement.

Motion: Commissioner Jensen moved to approve the Conditional Use Permit Request by Roman Gurlov, representing the GVI Autogroup, LLC to authorize the use of “Automobile Body and Fender Service and Repair” to occur at the property located at 182 Millburn Drive, application number 2025070, based on the findings and subject to the conditions listed in the Staff Report dated August 6, 2025, with the word “solid” stricken from Planning Division Review condition #2. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “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 Holiday Oil for property located at the north east corner of the intersection of 600 West 1000 North in the GC General Commercial zoning district on 2.14 acres.**

Mr. Aagard introduced a preliminary subdivision plan request by Holiday Oil and explained that the item had been placed on the agenda in anticipation of receiving a completed will-serve plan. However, because the applicant had not yet secured all required signatures, he could not request Commission approval. He therefore asked the Planning Commission to table the item until the next meeting, at which time he anticipated having the signed preliminary plan ready for consideration. Chairman Robinson acknowledged the request.

Motion: Commissioner Sloan moved to table the item until the next regularly scheduled Planning Commission meeting. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “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. **City Council Reports**

Councilman Hansen reported on recent City Council discussions, including the land use amendment at 105 East 1000 North. He noted that while the Council understood the need for usable development options on the site, there had been concern about the broad range of allowable uses under the Light Industrial designation. Specifically, Council members discussed the potential for incompatible uses – such as a wrecking yard versus a professional office – and expressed interest in creating a new zoning district to provide a narrower range of allowed uses. He stated that although the Planning Commission approved the land use amendment earlier in the evening, the Council would likely continue to discuss whether a new zone or a development agreement could help address those concerns.

Councilman Hansen also referenced ongoing efforts to facilitate residential development on Canyon Road and congratulated candidates running for public office. Commissioner Sloan asked whether the Council had reviewed visual examples of the proposed contractor yard that were shown during the Planning Commission meeting. Councilman Hansen responded that the Council had not seen those renderings and had only discussed the concept in general terms, focusing on whether outside storage would be allowed. He explained that the Council’s concern stemmed from previous approvals where the eventual use had not matched what was initially described, which led to some regrets. He said the Council was considering options such as refining the zoning code to narrow the range of allowable uses within the Light Industrial zone, but acknowledged that such changes would take time.

He concluded by welcoming the new city attorney and expressed confidence in his abilities.

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

There were no corrections to the minutes.

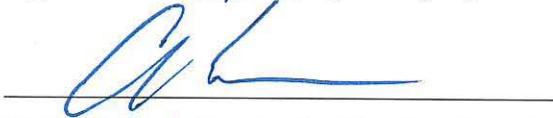
Motion: Commissioner Proctor moved to approve the minutes of the July 23, 2025 Planning Commission meeting minutes as presented. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Sloan, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Chairman Robinson, “Aye”. There were none opposed. The motion carried 7-0.

8. **Adjourn**

There being no further business, Chairman Robinson adjourned the meeting at 7:35 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 27th day of August, 2025



Matt Robinson, Tooele City Planning Commission Chair

CHRIS SLOAN