

Tooele City Planning Commission
Business Meeting Minutes

Date: October 22, 2025

Time: 7:00 p.m.

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

Planning Commissioners

Chris Sloan
Tyson Hamilton
Melanie Hammer
Jon Proctor
Jon Gossett
Kelley Anderson
Weston Jensen

Council Member Liaisons

Councilwoman Maresa Manzione
Councilman Ed Hansen (excused)

Staff Present

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

Minutes Prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Sloan called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

2. Roll Call

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

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.**

Mr. Aagard presented the request by Grow Development for a Preliminary Subdivision Plan for the proposed Fire Station Business Park Subdivision located at 1000 North 145 East in the LI Light Industrial zoning district on approximately ten acres. He explained that the property had recently undergone a land use and zoning map amendment and was now being subdivided to facilitate development. The site was described as an inverted L-shaped parcel north of 1000 North and east of Fire Station No. 3, bordered by light industrial uses to the west, general commercial to the east, and RR-5 zoned undeveloped land to the north and east.

The applicant proposed to divide the parcel into two lots fronting 1000 North and two remnant parcels – Parcel A, which would remain undeveloped, and Parcel B, a narrow strip extending north. The applicant would dedicate right-of-way along 1000 North to the City and install the required improvements, which the City would assume after the warranty period. Mr. Aagard noted that the lots exceeded the minimum width required in the LI zone and that staff recommended approval subject to the standard conditions outlined in the staff report.

Chairman Sloan confirmed with Mr. Aagard that no public comments had been received and noted that a few commissioners had been contacted by a potential purchaser, which they disclosed. He then reminded the Commission that this item was a decision rather than a public hearing.

Motion: Commissioner Proctor moved to 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. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Chairman Sloan, “Aye”. There were none opposed. The motion carried 7-0.

4. **City Council Reports**

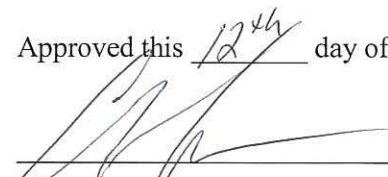
Councilwoman Manzione reported that applications were open for the two vacant Planning Commission seats – one appointed by the Mayor and one by the Council. She stated that the City Council had recently approved the ordinance on construction standards for local streets and had reassigned zoning for the Tooele Business Park. She also shared that the Council received an economic development update for the first quarter, noting that a second Little Caesars location would be coming to Tooele near the new Smith’s. During the work meeting, the Public Works Department provided a detailed report outlining recent accomplishments and future plans for each division. She encouraged commissioners to listen to the recording if interested, describing it as very informative.

5. **Adjourn**

There being no further business, Chairman Sloan adjourned the meeting at 7:06 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 12th day of November, 2025



Chris Sloan, Tooele City Planning Commission Chair