

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, August 13, 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/@tooelecity or searching for our YouTube handle @tooelecity. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecity.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. **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.
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.
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.
6. **City Council Reports**
7. **Review and Decision** – Minutes of the Planning Commission meeting held July 23, 2025.
8. **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

August 5, 2025

To: Tooele City Planning Commission
Business Date: August 13, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Desert Rose Business Lofts – Land Use Map Amendment Request

Application No.: 2025067
Applicant: Amy Johnson
Project Location: 105 East 1000 North
Zoning: RR-1 Rural Residential Zone
Acreage: 4.9 Acres (Approximately 213,444 ft²)
Request: Request for approval of a Land Use Map Amendment in the RR-1 Rural Residential zone regarding re-assigning land use designation of the subject property from Mixed Use (MU) to Light Industrial (LI).

BACKGROUND

This application is a request for approval of a Land Use Map Amendment for approximately 4.9 acres located at 105 East 1000 North. The property is currently zoned RR-1 Rural Residential. The applicant is requesting that a Land Use Map Amendment be approved to facilitate and enable a Zoning Map Amendment request to the LI Light Industrial zoning district.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Mixed Use land use designation for the subject property. The property has been assigned the RR-1 Rural Residential zoning classification, supporting approximately one dwelling unit per acre. The RR-1 Rural Residential zoning designation is not identified by the General Plan as a preferred zoning classification for the Mixed Use land use designation. Properties to the north are all zoned LI Light Industrial. Properties to the east are zoned RR-1 Residential and R1-7 Residential. Properties to the west are zoned GC General Commercial. Properties to the south are also zoned GC General Commercial. Other than the residential uses to the east all of the surrounding properties are utilized as commercial and light industrial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The Planning Commission is now quite familiar with the subject property for this application. The applicant has previously completed a Land Use Map Amendment (LUMA) for the subject property wherein the land use designation was changed to Mixed Use. The proposal to re-assign the land use to Mixed Use was to facilitate a Zoning Map Amendment (ZMA) to the MU-G Mixed Use General zoning district. It was the applicant’s original intent to develop the property as a town house development where business owners would be living in the upper floors of the town house and the ground floor would be a commercial business. Although the use was viewed favorably by the City Council, the ZMA application stalled due to the issue of water rights. The City Council was not comfortable with the provision of payment in-lieu of water rights dedication due to the residential element and the inability of the applicant to confirm that the units would remain a mix of commercial

and residential and ultimately not end up entirely residential in the future. The applicant has since been unable to find water rights of sufficient quantity to satisfy the water demands of the proposed mixed use development.

The applicant has been thinking of ways to creatively develop the property in a manner that can benefit Tooele City but also maintain low water demands. In considering this they have changed direction on their approach and have decided to move towards a more commercial/light industrial proposal.

The proposal they are making now is to re-assign the land use designation for the subject property to Light Industrial (LI) to make way for a LI Light Industrial zoning or an IS Industrial Service zoning in order to facilitate development of the property featuring smaller scale contractor staging yards with or without accompanying office spaces (dependent upon the purchaser of the individual space). In order to conduct the use of contractor storage yard the applicant would need to have the Light Industrial or Industrial Service zoning districts.

The property is currently designated as MU Mixed Use on the Land Use Map of the Tooele City General Plan. The Mixed Use designation authorizes both the MU-G Mixed Use General zoning district as well as the MU-B Mixed Uses Broadway zoning district. These land use designations permit two of Tooele City's most liberal zoning districts when considering the number and type of land uses. All residential uses, multi-family and single-family, are permitted in those zones as well as a wide range of commercial activities. Industrial uses such as a contractor storage yard are not permissible in the mixed use zoning districts.

Staff credits the applicant for their "out of box" thinking when it comes to developing this property. The proposed use is again unique to Tooele City but it does bear some promise in regards to the minimal amount of water that will be necessary for the proposed development and provide staging yards for smaller scale contractor businesses.

The Light Industrial Land Use designation permits the LI and IS zoning districts. The following are a list of some of the uses most likely to occur if the property is eventually assigned one of these two zoning districts. To preserve space and limit extra reading, staff has only included the more prominent uses likely to occur here. For the entire list of commercial uses that could occur at the property if zoned LI or IS, please refer to Tooele City Code 7-16, Table of Uses.

- 1. Automobile Service, Repair, Sales, and Rental.***
- 2. Business and Professional Offices.***
- 3. Contractors Storage Yard, Display and Office.***
- 4. Convenience store with or without gasoline services.***
- 5. Fast Food Restaurant and sit down restaurants.***
- 6. Financial services (banks) and hardware supply store.***
- 7. Health clubs and recreation facilities (indoor and outdoor).***
- 8. Funeral home.***
- 9. Heavy equipment sales and rental.***
- 10. Light industrial manufacturing and assembly.***
- 11. Hotels and motels, both for humans and for animals (kennel).***
- 12. Laundromats and cannabis pharmacies.***
- 13. Private clubs (bars).***
- 14. Recycling collection site and research facilities.***
- 15. Veterinary clinic, warehousing and storage units.***
- 16. Personal services (salons, barber shops, etc).***

It should be noted and emphasized that even though this applicant has a particular use in mind for the property, they are not obligated by the zoning to construct such proposed land use. They could easily sell the property to

another or develop something entirely different from their current proposal. Therefore it is important for the Planning Commission to consider all of these uses for this property. Is this property better served as light industrial? Is this property appropriate for the list of uses provided above? Is re-designating this property as Light Industrial a benefit to Tooele City and its residents?

It should also be emphasized that a Land Use Map Amendment does not change the zoning of the property. If the land use designation is changed the applicant will still need to submit a zoning map amendment application and complete the same process to assign a new zoning district. A Land Use Map Amendment must be completed first as the zoning is required to comply with the Land Use Map.

Site Plan Layout. A very conceptual site plan has been included in the packet, however, staff tries to stay clear of site plan presentations during Land Use Map and Zoning Map Amendment applications. The focus of the application should remain on the proposed changes and whether those changes are of benefit to the City and appropriate for the location being proposed. The concept site plan is provided as a reference to the Planning Commission only.

Subdivision Layout. A subdivision plat may be required if the individual contractors storage yards are to be privately owned. That will be addressed later in the development review process.

Criteria For Approval. The criteria for review and potential approval of a Land Use Map Amendment request is found in Section 7-1A-3 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) In considering a proposed amendment to the Tooele City General Plan, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
 - (a) The effect of the proposed amendment on the character of the surrounding area;
 - (b) Consistency with the General Plan Land Use Map and the goals and policies of the General Plan and its separate elements;
 - (c) Consistency and compatibility with the existing uses of adjacent and nearby properties;
 - (d) Consistency and compatibility with the possible future uses of adjoining and nearby properties as identified by the General Plan;
 - (e) The suitability of the properties for the uses requested viz. a viz. the suitability of the properties for the uses identified by the General Plan; and
 - (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Land Use Map Amendment submission and has not issued any comments regarding this proposal:

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have not completed a review of the proposed change and have not issued any comments.

Tooele City Fire Department Review. The Tooele City Fire Department has not completed a review of the proposed change and have not issued any comments.

Noticing. The applicant has expressed their desire to re-assign the land use designation for the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a Land Use Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.
6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we 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 4.9 acres from Mixed Use to Light Industrial, application number 2025067, based on the findings listed in the Staff Report dated August 5, 2025:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative 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 4.9 acres from Mixed Use to Light Industrial, application number 2025067, based on the following findings:”

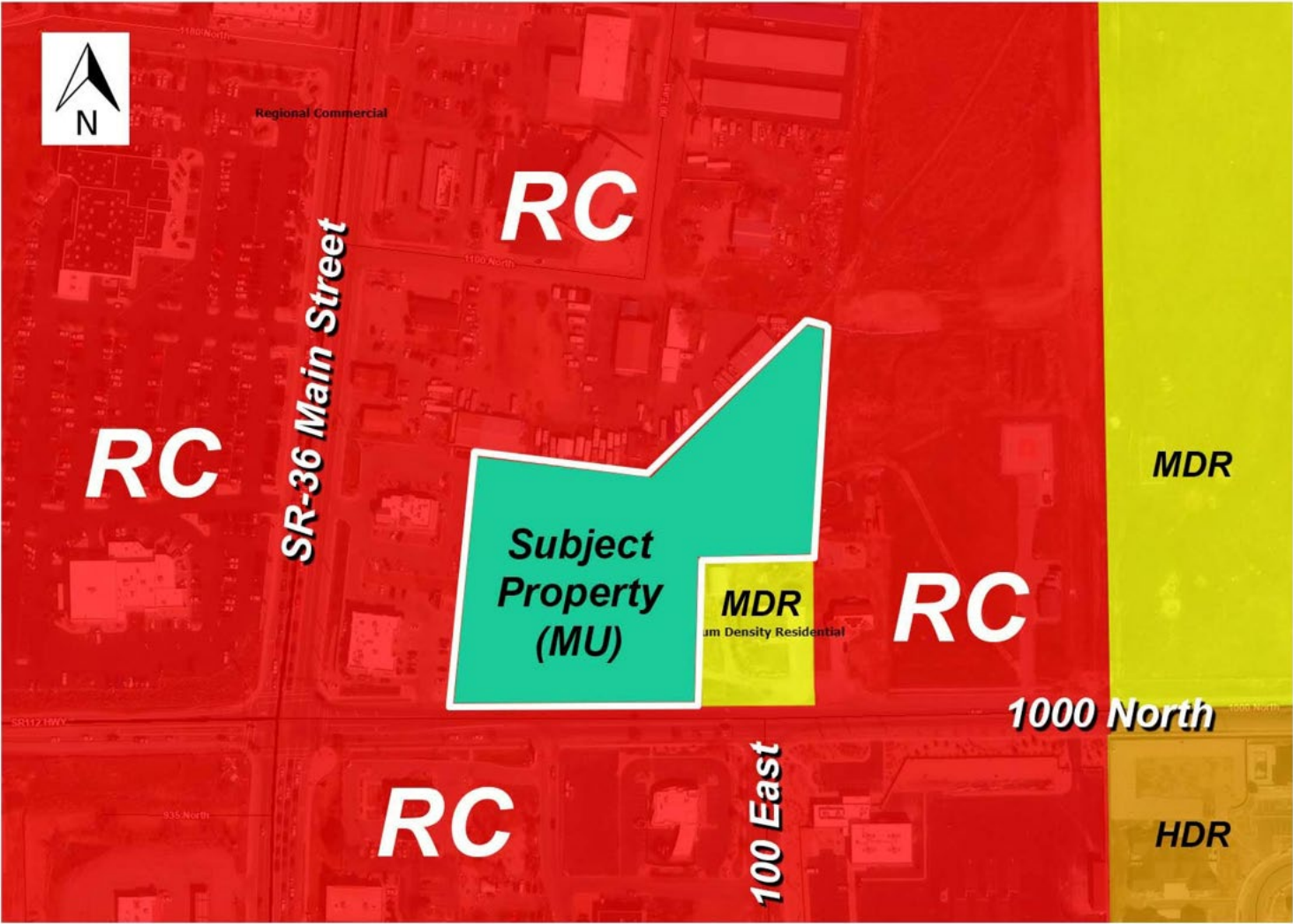
1. List findings...

MAPPING PERTINENT TO THE DESERT ROSE BUSINESS LOFTS LAND USE MAP AMENDMENT

This aerial map displays a commercial district in St. Louis, Missouri, with property boundaries and owner information. A red outline highlights a specific parcel. The map includes labels for 'SR-36 Main Street', '1000 North', and '100 East'. Various property owners are listed, including 'RIDEELL MANAGEMENT COMPANY, LLC', 'BETTY JEAN SKINNER JOHNSON', and 'TOOELEY TOWN CENTER, LLC'. A north arrow is in the top left corner.

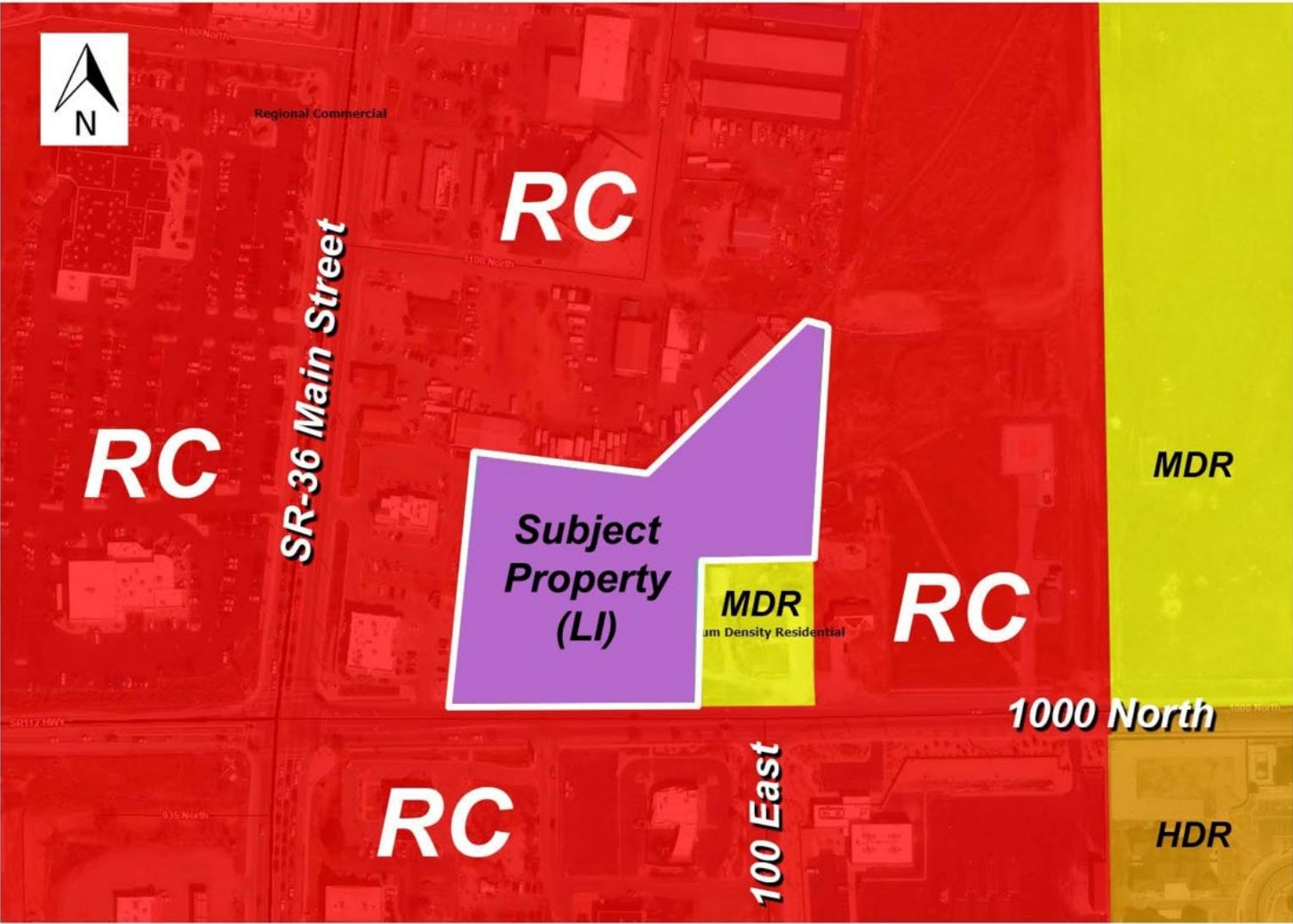
Aerial View

Desert Rose Business Loft Land Use Map Amendment



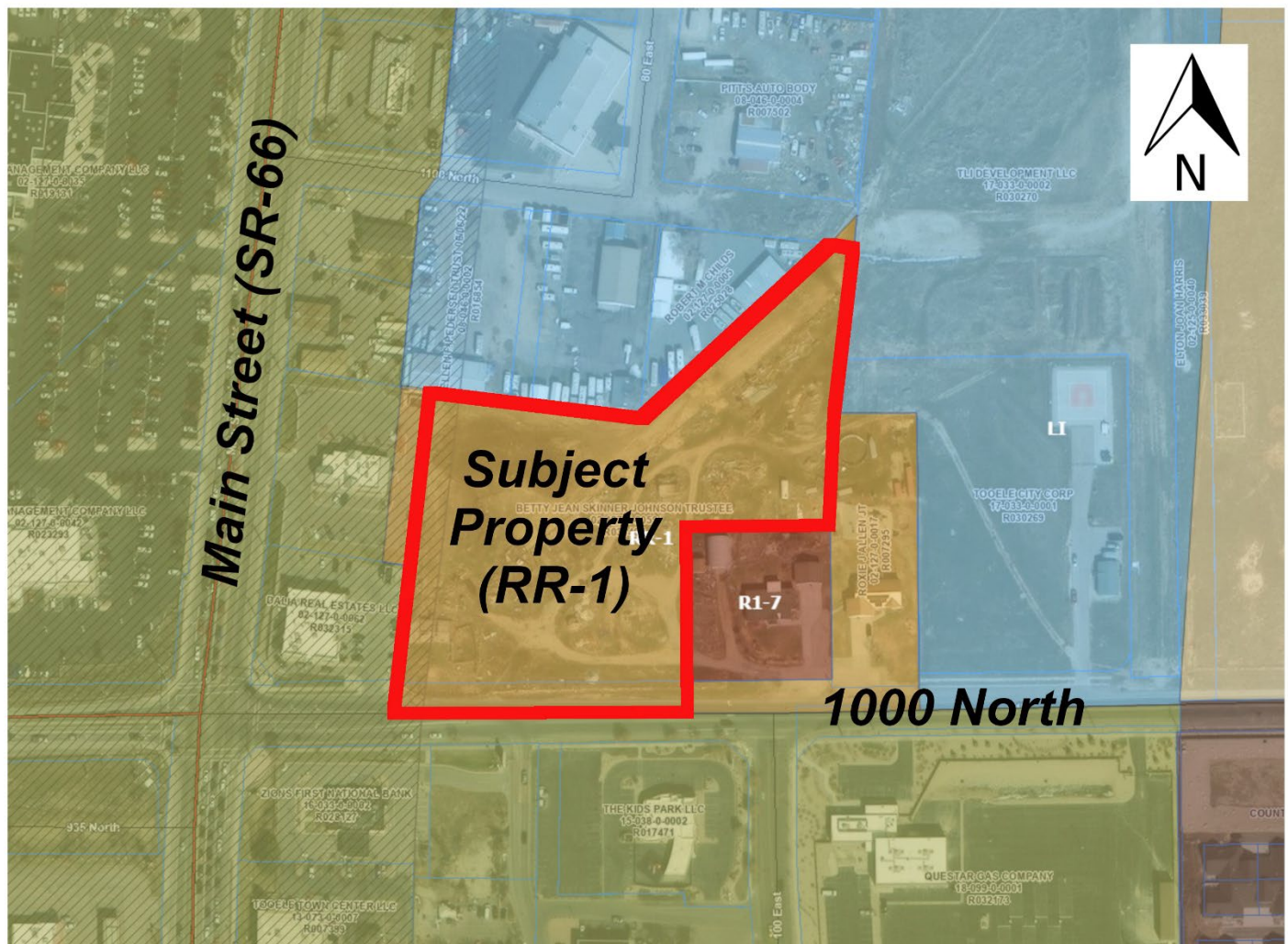
Current Land Use

Desert Rose Business Loft Land Use Map Amendment



Proposed Land Use

Desert Rose Business Lofts Zoning Map Amendment



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Land Use Map Amendment Application

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



Notice: The applicant must submit copies of the map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

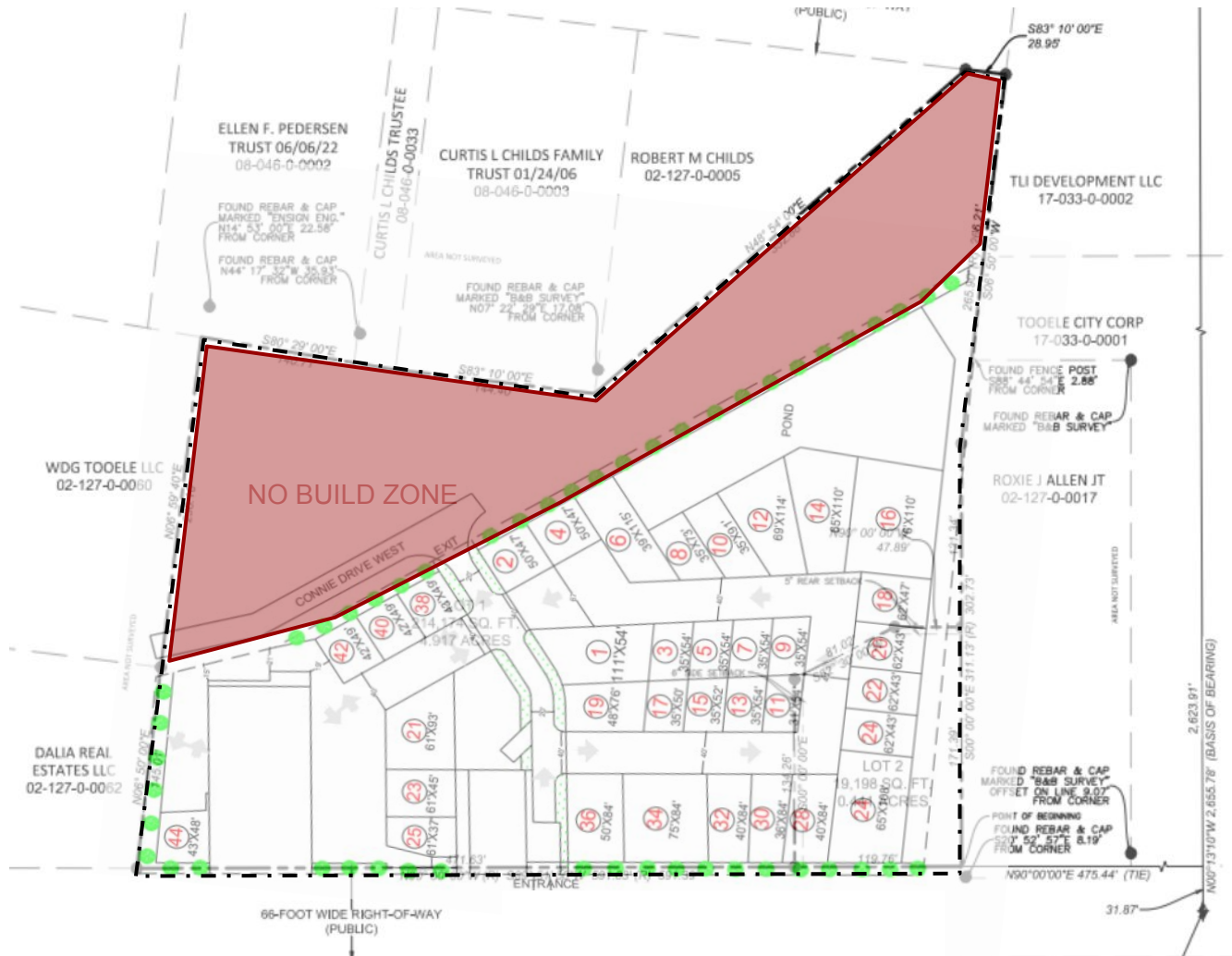
Project Information				
Date of Submission: July 9, 2025		Current Land Use Designation: R-1	Proposed Land Use Designation: Light Industrial	Parcel #(s): 02-127-0-0059
Project Name: Desert Rose Business Lofts				Acres: 4.917
Project Address: 105 East 1000 North, Tooele UT 84074				
Brief Project Summary: We are proposing a light industrial contractor storage yard designed to serve small business owners and contractors in the Tooele area. The project will feature secure, individually fenced yard spaces with controlled access, professional appearance, and optional office space for on-site business use. This product supports local entrepreneurs by providing space for storing equipment and vehicles off residential streets and out of HOAs, while creating a clean, well-landscaped, and professionally managed facility that fits the long-term growth and economic development goals of the city. This solution requires minimal water usage, making it a practical and sustainable use of the land given current water constraints. The project improves the visual and functional character of the site and provides economic value to the city in the form of jobs, property tax, and indirect business support.				
Property Owner(s): The Skinner Johnson Family			Applicant(s): Amy Johnson	
Address:			Address: 24 East Main Street	
City:	State:	Zip:	City: American Fork	State: UT Zip: 84003
Phone:			Phone: 801-309-6485	
Contact Person: Amy Johnson			Address: 24 East Main Street	
Phone: 801-309-6485			City: American Fork	State: UT Zip: 84003
Cellular:	Fax:		Email: amyj@ystreetcapital.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.

Note to Applicant:

Land Use Map designations are made by ordinance. Any change Land Use Map designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

For Office Use Only			
Received By:	Date Received:	Fees:	App. #:



STAFF REPORT

August 6, 2025

To: Tooele City Planning Commission
Business Date: August 13, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard - Community Development Director

Re: GVI Autogroup, LLC – Conditional Use Permit Request

Application No.: 2025070
Applicant: Roman Gurlov, representing GVI Autogroup, LLC
Project Location: 182 Millburn Drive
Zoning: LI Light Industrial Zone
Acreage: 4.89 Acres (Approximately 213,008 ft²)
Request: Request for approval of a Conditional Use Permit in the LI Light Industrial zone to authorize the use of “Automobile Body and Fender Service and Repair” to occur on the property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 4.89 acres located at 182 Millburn Drive. The property is currently zoned LI Light Industrial. The applicant is requesting that a Conditional Use Permit be approved to permit the existing automobile service and repair business to expand operations into auto body service and repair within the existing structure.

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 subject property is surrounded on all sides by properties zoned LI Light Industrial other than a small wedge point of property to the south that is zoned RD Research and Development. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The applicant currently owns a large warehouse on the subject property and within that structure the applicant operates an existing automobile service and repair and auto parts dealership business. They would like to expand their business to include automobile body and fender service and repair. This land use the applicant desires to expand into is classified separately from the auto service and repair and parts dealership and as such needs its own Conditional Use Permit.

In speaking with the applicant is not their intention at this time to expand the existing structure to accommodate the auto body repair business as there is sufficient space inside of the structure to do so. According to the applicant the automobile service and repair and auto parts dealership business occupy approximately ¼ of the available space inside of the structure. The auto body repair business will occupy another ¼ of the interior space. The remaining available space will be rented to other businesses.

Site Plan Layout. This is an existing site and the applicant is not proposing any additions to the existing structure to accommodate this business expansion though it was stated that sometime in the future when financing becomes available that they may expand the business into the vacant portions of the property at that time.

Damaged Vehicle Storage Areas. Auto body repair business generate two areas of concern for the City and it is for these reasons that the use is relegated to industrial type zoning districts and requires a Conditional Use Permit. The first is visibility of the damaged vehicles. Auto body repair businesses repair automobiles that have received damage in vehicular accidents, either with other vehicles or with inanimate objects. Vehicles will often need to wait in a storage area depending upon the availability of replacement parts and the work load of those conducting the repairs. Wrecked vehicles are considered to create an unsightly view and a decent remedy for this situation is visually opaque fencing that can screen those vehicles from view at the public rights-of-way. This area is definitely industrial, however, it is also an area that has some schools, recreations centers, and so forth. Screening wrecked vehicles from view may be an issue that needs to be mitigated. The second issue is leakage from the damaged vehicles permeating into the soils and ultimately into the ground water supply. This property has significant area for vehicle storage but not all of the site is paved. Typically, asphalt or concrete paving is sufficient to prevent permeation of leaking fluids into the soils. Any new vehicular storage areas should be paved with either asphalt or concrete and should be screened with a solid view obscuring fence.

Parking. Based on aerial photographs it is estimated that there are 85 available parking stalls at the site, though staff anticipates that there are probably more available. It has also not been indicated how much space is available inside of the structure for vehicle storage. Only half of the structure will be used for both businesses. With just the two businesses operating inside the structure staff is confident that there is sufficient parking available to accommodate both businesses. However, if the vacant portions of the building end up utilizing new businesses the applicant may need to consider expanding the parking area into the vacant portions of the site.

It should be noted that the City Code as found in 7-4-4; Number of Parking Spaces, does not specify a parking requirement for these type of auto repair and service businesses. When a particular use is not listed in the table the code grants authority to the Community Development Director to determine appropriate parking.

Fencing. There is currently 8 foot chain link fencing with barbed wire strands on top of it surrounding the property.

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;

- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff identified detrimental effects this application, should it be approved, may impose upon adjacent and nearby persons and property:

1. Conditional Use Permits are attached to the land and this business may at some time in the future expand into existing unimproved portions of the lot and will not require CUP approval at that time. Any expansions into unimproved areas will result in the need for site plan approval to ensure compliance with Tooele City's development codes and standards. The applicant will need to conduct a site plan application at that time.
2. This application presents the likelihood of improvements to the existing structure and new mechanical equipment related to the auto body repair. All such improvements will need to be inspected by the Tooele City Building Department and Tooele City Fire Department to ensure proper safety measures are taken, proper ventilation measures are taken, and that the improvements meet all building and fire codes. The applicant will need to obtain a building permit for all new improvements to the structure.
3. This application presents the likelihood that damaged vehicles will be stored on the site while waiting for repair. Damaged vehicles may present an unpleasing appearance at the site, especially to the schools in close proximity and the public passing by on public streets. Any areas designated to the storage of damaged vehicles should be appropriately screened by some form of solid fencing.
4. This application presents the likelihood that damaged vehicles will be stored on the site while waiting for repair. Damaged vehicles may leak automotive fluids such as coolant, motor oil, and others. If stored on unpaved areas these fluids will permeate into the soils and eventually pollute ground water aquifers. Any new vehicles storage areas in unpaved areas shall be paved with impermeable paving such as asphalt or concrete or other such materials.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request with the following proposed conditions:

1. All new improvements related to the auto body repair business shall obtain the necessary building permits from the Tooele City Building Department and shall comply with all pertinent building and fire codes and safety requirements.
2. All designated damaged vehicle storage areas shall be screened from view by solid, view obscuring type fencing.
3. All designated damaged vehicle storage areas not currently paved shall be paved by asphalt, concrete or other impermeable surface.
4. Any future expansions of this business into undeveloped portions of the site shall receive all pertinent site plan approvals.

Engineering & Public Works Review. The Tooele City Engineering & Public Works Division have not issued any comments regarding this proposed application.

Tooele City Fire Department Review. The Tooele City Fire Department has not completed a review of this request, however, they will be requested to review the improvements at the time of building permit.

Noticing. The applicant has expressed their desire to obtain the CUP for the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Roman Gurlov, representing the GVI Autogroup, LLC, application number 2025070, subject to the following conditions:

1. All new improvements related to the auto body repair business shall obtain the necessary building permits from the Tooele City Building Department and shall comply with all pertinent building and fire codes and safety requirements.
2. All designated damaged vehicle storage areas shall be screened from view by solid, view obscuring type fencing.
3. All designated damaged vehicle storage areas not currently paved shall be paved by asphalt, concrete or other impermeable surface.
4. Any future expansions of this business into undeveloped portions of the site shall receive all pertinent site plan approvals.

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 findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we 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:”

1. List any additional findings of fact and conditions...

Sample Motion for Denial – “I move we deny 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 following findings:”

1. List any additional findings of fact ...

EXHIBIT A

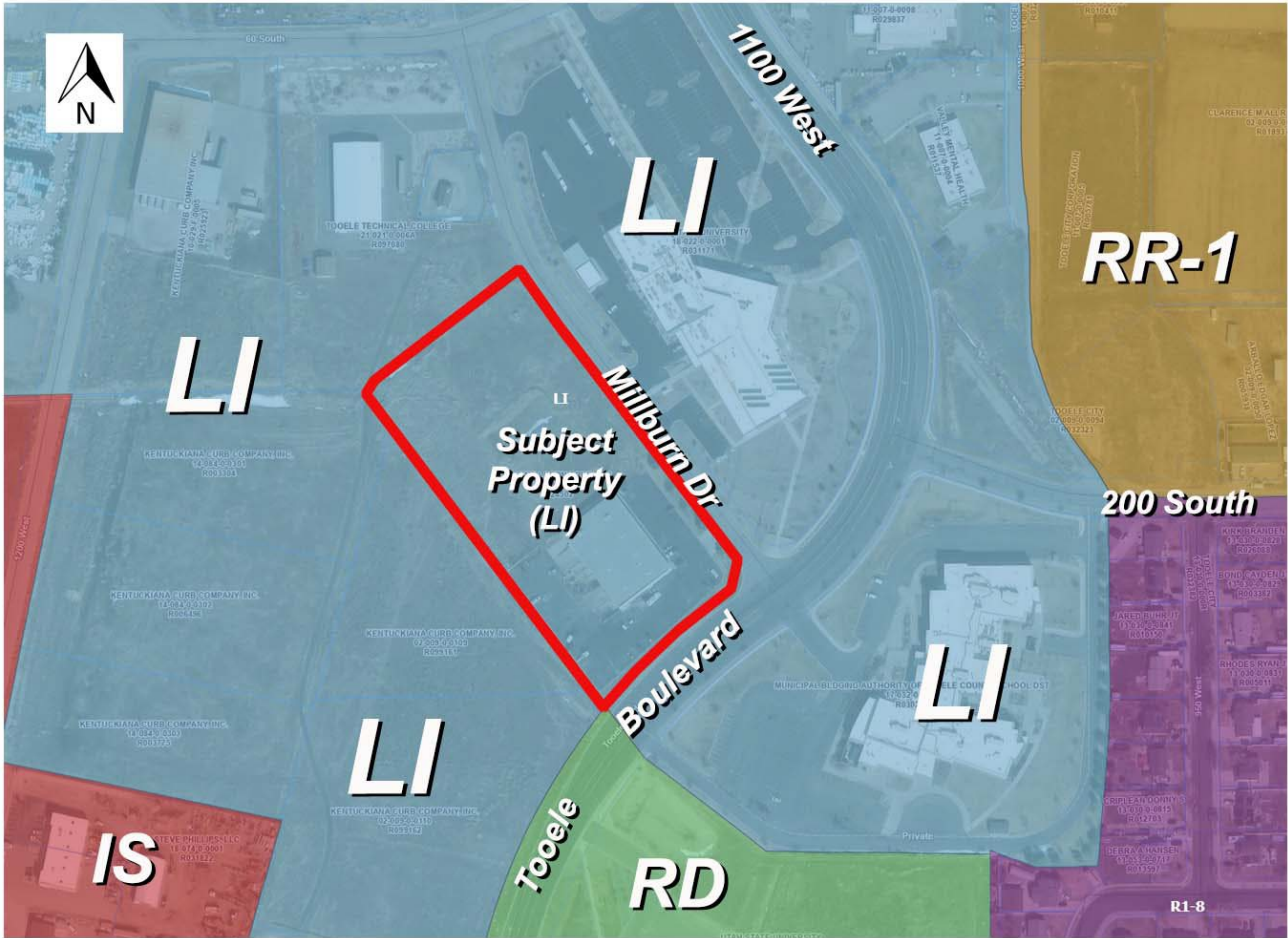
**MAPPING PERTINENT TO THE
GVI AUTOGROUP, LLC CONDITIONAL USE PERMIT**

GVI Autogroup Conditional Use Permit



Aerial View

GVI Autogroup Conditional Use Permit



Current Zoning



EXHIBIT B


**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Conditional Use Permit Application

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

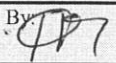


Notice: The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission: 7/30/2025		Current Zoning: LI		Parcel #(s): 10-029-F-0007	
Project Name: GVI Autogroup, LLC				Acres: 4.89	
Project Address: 182 Millburn Drive				Units: 1	
Project Description: Auto Body and Fender Service and Repair					
Current Use of Property: Auto Sales: Auto Service & Repair: Auto Parts					
Property Owner(s): Gurlov Properties, LLC			Applicant(s): GVI Autogroup, LLC		
Address: 196 Millburn Drive			Address: 182 Millburn Drive		
City: Tooele	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074
Phone: 801-330-1418			Phone: 801-330-1418		
Contact Person: Roman Gurlov			Address: 182 Millburn Drive		
Phone: 801-330-1418			City: Tooele	State: UT	Zip: 84074
Cellular: 801-330-1418	Fax: 801-972-2896		Email: Romangurlove@hotmail.com		
Signature of Applicant: 					
Date: 07/29/2025					

*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.

** By submitting this application form to the City, the applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

For Office Use Only			
Fee: \$600.00	Received By: 	Date Received: 7/31/25	Receipt #: 772605

STAFF REPORT

August 7, 2025

To: Tooele City Planning Commission
Business Date: August 13, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Holiday Oil 88 – Preliminary Subdivision Plan Request

Application No.: 2025013
Applicant: Brent Neel, Holiday Oil
Project Location: 600 W 1000 N (NE)
Zoning: GC General Commercial Zone
Acreage: 2.14 Acres (Approximately 93,218 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the GC General Commercial zone regarding creation of one lot platted subdivision.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 2.14 acres located at the north east corner of the intersection of 600 W 1000 N. The property is currently zoned GC General Commercial. The applicant is requesting that a Preliminary Subdivision Plan be approved to allow for the development of the currently vacant site as a convenience store with gasoline services. The Preliminary Subdivision Plat will enable a Final Subdivision Plat which will officially divide the 2.1 acre lot from the larger parcel of record and officially dedicate right-of-way along Franks Drive.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Community Commercial land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. The GC General Commercial zoning designation is identified by the General Plan as a preferred zoning classification for the Community Commercial land use designation. Properties located to the east of the subject property are zoned MR-16 Multi-Family Residential and although undeveloped currently, will soon have apartment and town house uses constructed thereon. Property to the south is zoned GC General Commercial. Property to the west and north are zoned NC Neighborhood Commercial and are undeveloped ground. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The subdivision itself is quite simple and proposes the creation of one commercial lot of 2.15 acres which will eventually be the site of a new Holiday Oil convenience store with gasoline services. The lot itself exceeds all lot size and lot width requirements as established in the GC General Commercial zoning ordinance.

Road Dedication. The reason this application is a Preliminary Subdivision Plan for a one lot subdivision is because of road dedication. The subdivision proposes to dedicate approximately a 42 foot wide strip on the east side of Franks Drive totaling .47 acres. This road dedication will provide additional width and improvements along Franks Drive, a road that is becoming increasingly more congested and is currently

inadequate for the amount of traffic at this location.

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 with the following comment:

1. The new lot greatly exceeds any lot size and lot width requirements for lots in the GC General Commercial zoning district.

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 Brent Neel, representing Holiday Oil, application number 2025013, 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 on the site, including permitting.
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.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Franks Drive Holiday Oil Preliminary Subdivision Plan request by Brent Neel, representing Holiday Oil, application number 2025013, based on the findings and subject to the conditions listed in the Staff Report dated August 7, 2025:”

1. List any additional findings and conditions...

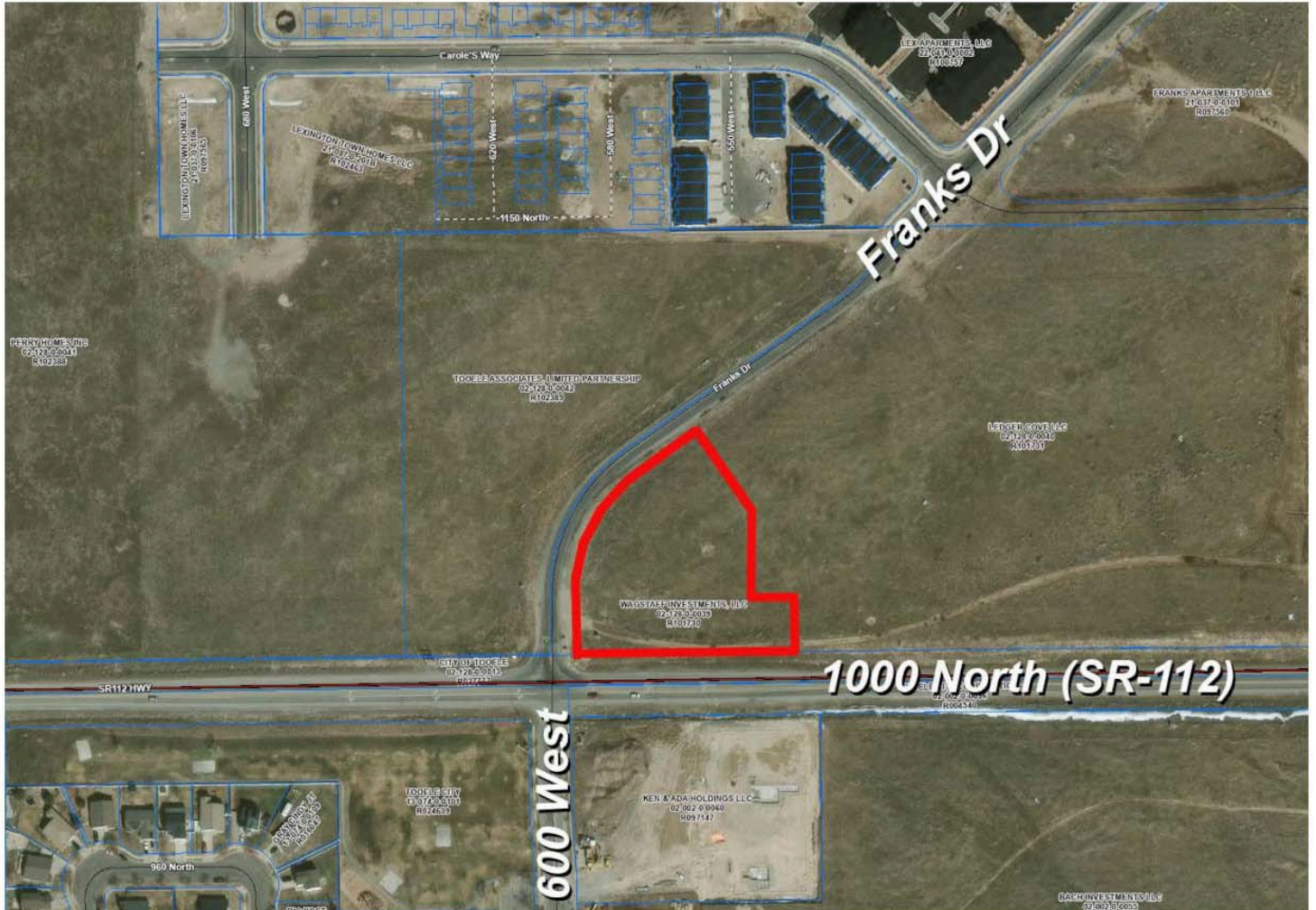
Sample Motion for Denial – “I move we deny the Franks Drive Holiday Oil Preliminary Subdivision Plan request by Brent Neel, representing Holiday Oil, application number 2025013, based on the following findings:”

1. List findings...

EXHIBIT A

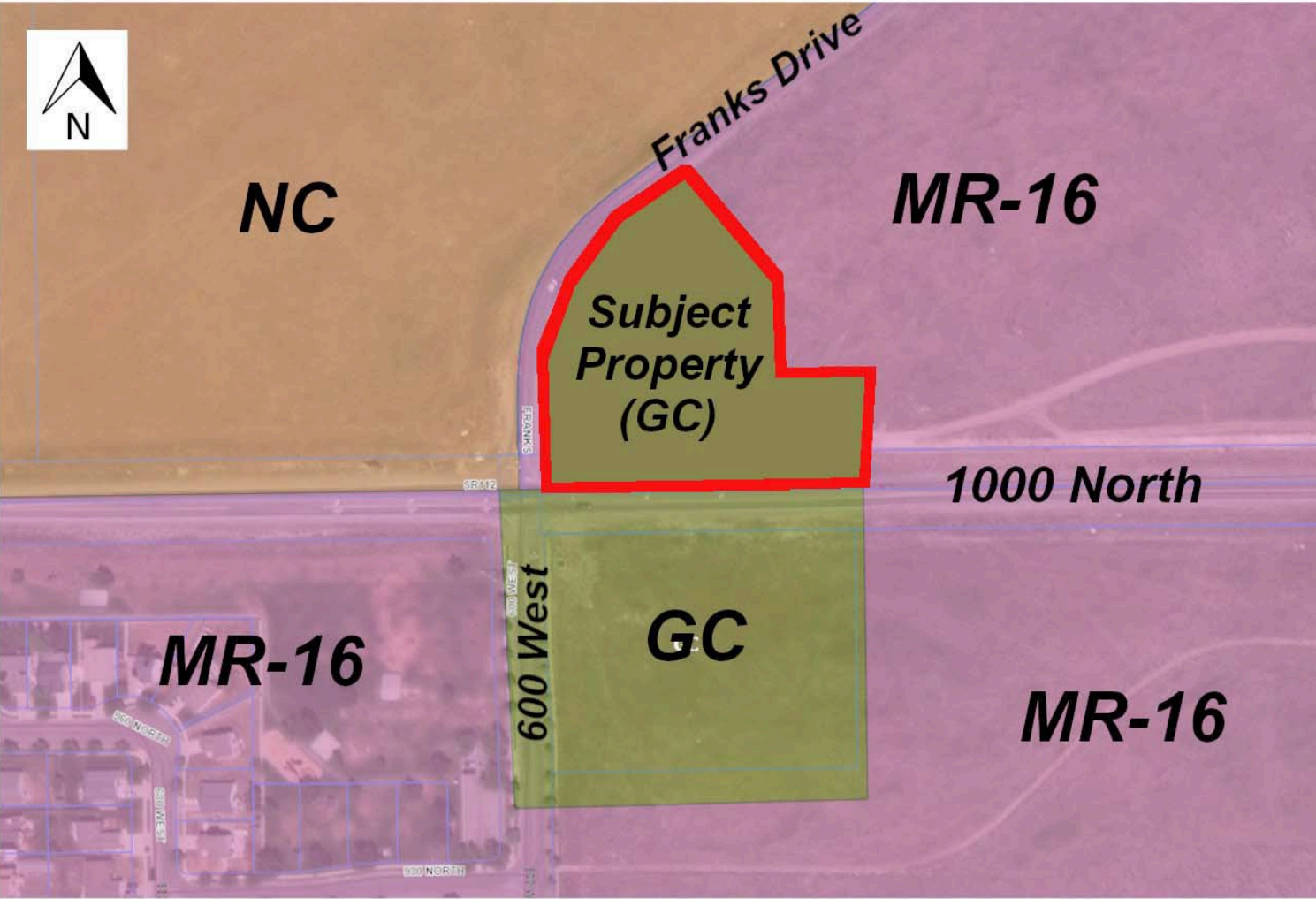
MAPPING PERTINENT TO THE HOLIDAY OIL 88 PRELIMINARY SUBDIVISION PLAN

Franks Drive Holiday Oil Preliminary Subdivision Plan



Aerial View

Franks Drive Holiday Oil 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.tooelecity.gov



Fee: \$1050

Project Information						2025013	
Date of Submission: 1-21-2025		Submittal #: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4		Zone: GC	Acres: 2.14	Parcel #(s): 02-128-0-0039	
Project Name: Holiday Oil #88							
Project Address: 600 W. 1000 N. (NE corner) Tooele UT							
Project Description: Gas Station, Fueling Pumps, Car Wash					Phases: 1	Lots: 1	
Property Owner(s): Wagstaff Investments				Applicant(s): Holiday Oil			
Address: 11747 S. Lone Peak Pkwy #201				Address: 11747 S. Lone Peak Pkwy #201			
City: Draper		State: UT		Zip: 84020		City: Draper	
Phone: 801-631-3434		Email: scott@holidayoil.com		Phone: 801-973-7002		Email: brent@holidayoil.com	
Contact Person: Brent Neel				Address: 11747 S. Lone Peak Pkwy 201			
Phone: 801-687-0842		City: Draper		State: UT		Zip: 84020	
Cellular: 801-687-0842		Fax: —		Email: brent@holidayoil.com			
Engineer & Company: Ensign Engineering				Surveyor & Company:			
Address: 45 Sego Lily Dr. #500				Address: ← Same as Engineer Info			
City: Sandy		State: UT		Zip: 84070		City: ←	
Phone: 801-255-0529		Email: cduncan@ensign		Phone:		Email:	
		utah.com					

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For Office Use Only				2250047	
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: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments Returned: Date: <input type="checkbox"/> Yes <input type="checkbox"/> No	

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 _____ day of August, 2025

Matt Robinson, Tooele City Planning Commission Chair