

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, August 27, 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 Decision** on a Conditional Use Permit request by Jorge Lino to authorize the use of "Retail Store (located within an existing structure)" to occur in an existing structure located at 59 North Broadway on .07 acres in the MU-B Mixed Use Broadway zoning district.
4. **Public Hearing and Decision** on a Conditional Use Permit request by Frances McClure to authorize the construction of a detached accessory garage structure that exceeds the 8% lot coverage restriction and the 15 foot building height limitation on property located at 166 E Brook Avenue on .27 acres in the R1-7 Residential zoning district.
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 August 13, 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 21, 2025

To: Tooele City Planning Commission
Business Date: August 27, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard - Community Development Director

Re: Four Seasons Flooring Services – Conditional Use Permit Request

Application No.: 2025074
Applicant: Jorge Lino
Project Location: 59 North Broadway
Zoning: MU-B Mixed Use Broadway Zone
Acreage: .07 Acres (Approximately 3,049 ft²)
Request: Request for approval of a Conditional Use Permit in the MU-B Mixed Use Broadway zone to authorize the use of “Retail Store (located within an existing structure)” to occur at the property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately .07 acres located at 59 North Broadway. The property is currently zoned MU-B Mixed Use Broadway. The applicant is requesting that a Conditional Use Permit be approved to allow for a flooring retail business to operate in an existing structure.

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 MU-B Mixed Use Broadway zoning classification. The MU-B zoning district is an appropriate zoning district for the Mixed Use Land Use designation. Properties to the north, south and east of the subject property are zoned MU-B Mixed Use Broadway. Property to the west is zoned R1-7 Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. This is an existing, older structure that has previously been utilized as a dog grooming business. The building itself fronts onto Broadway Avenue but also has frontage on a narrow alleyway right-of-way to the west. The building rests on its own parcel and the property lines extend, literally, along the exterior walls of the building.

Customer Parking. There are currently no designated off-street parking spaces for this structure. The lot to the north of the subject property is currently vacant but is unimproved and is not utilized for vehicle parking. It would appear that businesses in the past have utilized Broadway Avenue for business parking. Although there is nothing in the code that prohibits customers from parking on a public street, the ordinance does require that all businesses provide sufficient off-street parking for customers. This proposed business would fall under the category of furniture sales and is required to provide one parking space for every 600 square feet of floor area. Staff estimates that the building has approximately 1300 square feet of floor space and thus a parking requirement of 3 off street parking stalls.

The vacant parcel to the north, according to county records is under the same ownership as the property with the building that will house the flooring business. There may be sufficient space in that vacant property to

accommodate three off-street parking spaces or more. City ordinance do require that all off-street parking areas for commercial uses shall be paved in asphalt, concrete or other paving methods.

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. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.
3. It is anticipated that a retail establishment in this existing building will generate the need for customer parking. City ordinances also require that all retail businesses provide sufficient off-street parking for customers and cannot consider on-street parking to satisfy this requirement. Therefore it would be in the best interest of visiting customers, the public, passing traffic and the business to include viable off-street parking.

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 condition to mitigate the anticipated detrimental effects identified in the finds of fact:

1. The applicant needs to provide off-street customer parking, at least 3 parking spaces.

Engineering and Public Works Review. The Tooele City Engineering and Public Works Divisions have not issued any comments regarding this Conditional Use Permit.

Tooele City Fire Department Review. The Tooele City Fire Department has not issued any comment regarding this Conditional Use Permit request.

Noticing. The applicant has expressed their desire to obtain the Conditional Use Permit 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 Jorge Lino, application number 2025074, subject to the following conditions:

1. 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.
2. 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.
3. The applicant shall provide at least at least three off-street customer parking spaces and that the parking area shall be paved.

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 Jorge Lino, to authorize the use of “Retail Store (located within an existing structure)” for property located at 59 N Broadway Avenue, application number 2025074, based on the findings and subject to the conditions listed in the Staff Report dated August 21, 2025:”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Jorge Lino, to authorize the use of “Retail Store (located within an existing structure)” for property located at 59 N Broadway Avenue, application number 2025074, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

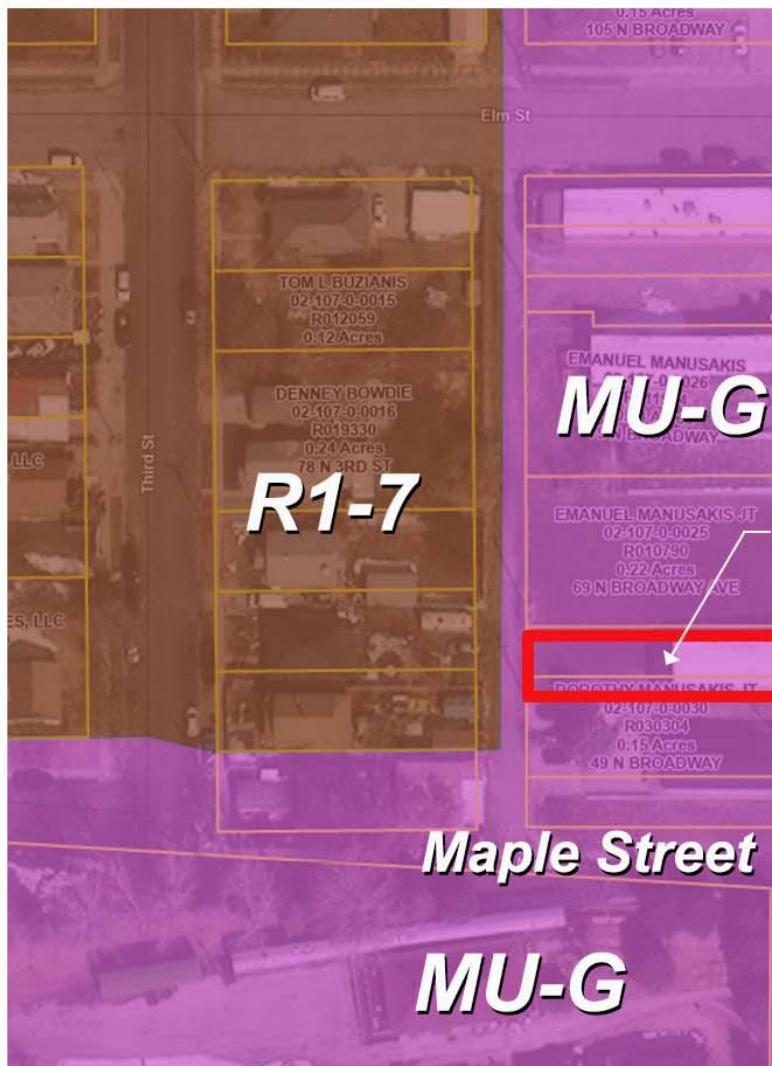
MAPPING PERTINENT TO THE
FOUR SEASONS FLOORING SERVICES CONDITIONAL USE PERMIT

Four Seasons Flooring Conditional Use



Aerial View

Four Seasons Flooring Conditional Use



Broadway Ave

Elm Street

EMANUEL M MANUSAKIS JT 02-109-0-0001 R003149 0.15 Acres	HERNANDEZ ELIZABETH 02-109-0-0013 R008223 0.25 Acres
DOROTHY MANUSAKIS JT 02-109-0-0003 R003365 0.15 Acres 84 N BROADWAY	NEWELL MARSHALL D JT 02-109-0-0012 R016117 0.12 Acres
PAUL FRISICOT JT 02-109-0-0004 R003366 0.15 Acres 80 N BROADWAY	REED MARCUS 02-109-0-0010 R006260 0.15 Acres 51 N 4TH ST
PAINTER JEANETTE JT 02-109-0-0005 R025597 0.15 Acres 68 N BROADWAY	DUFFEY TRAVIS 02-109-0-0009 R000313 0.18 Acres 61 N 4TH ST
JEANETTE PAINTER TTEE 02-109-0-0007 R000995 0.19 Acres 46 N BROADWAY	GRAY TYLER M 02-109-0-0029 R099641 0.2 Acres 49 N 4TH ST
JEANNETTE PAINTER JT 02-007-0-0070 R016114 0.3 Acres	PANACEA INC 02-007-0-0072 R016115 0.27 Acres 39 N 4TH ST



Current Zoning

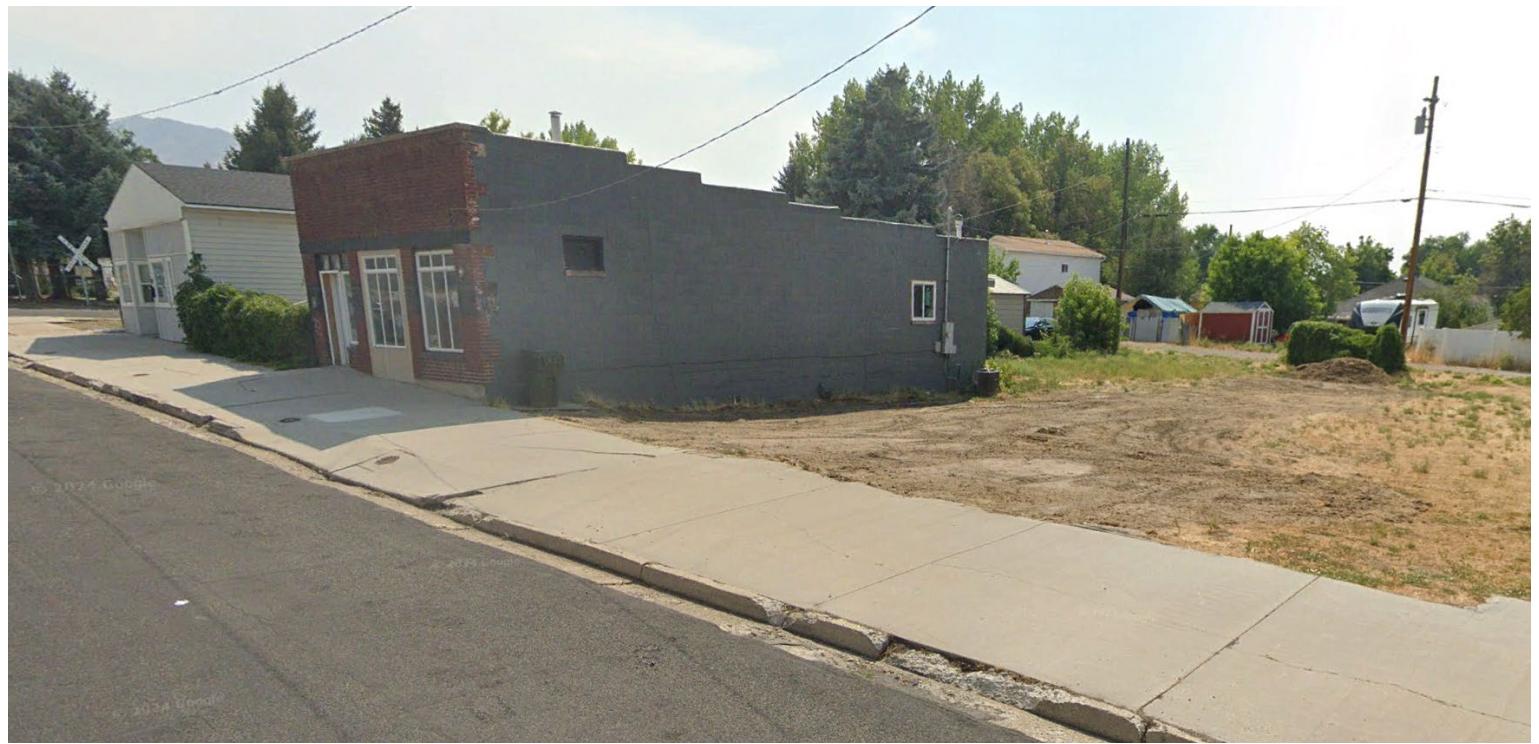


EXHIBIT B

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			2025074
Date of Submission: July 31, 2025	Current Zoning: M1-B Commercial	Parcel #(s): Lot 12-BLK 144 Plat C	
Project Name: Four Seasons Flooring Services		Acres: .07	
Project Address: 59 North Broadway, Tooele UT 84074		Units:	
Project Description: <i>Flooring Store.</i> Current Use of Property: <i>Previously dog grooming currently empty</i>			
Property Owner(s): Emanuel Manusakis		Applicant(s): Jorge Lino	
Address: 469 Sleep Hollow Drive		Address: 1018 Racine St	
City: Tooele	State: UT	Zip: 84074	City: Aurora
Phone: 435-830-3306		Phone: 435-241-9644	
Contact Person: Katherine Lino		Address: 1018 Racine St	
Phone: 720-720-7006		City: Aurora	State: CO
Cellular: 720-720-7006	Fax:	Zip: 80011 Email: Qualitytimeconstruction30@gmail.com	
Signature of Applicant: <i>Jorge Lino</i>			
Date <i>8/14/25</i>			

*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: <i>\$600.00</i>	Received By: <i>Jade</i>	Date Received: <i>8/14/25</i>	Receipt #: <i>777471</i>
(213)			

STAFF REPORT

August 20, 2021

To: Tooele City Planning Commission
Business Date: August 27, 2021

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard - Community Development Director

Re: Brook RV Garage – Conditional Use Permit Request

Application No.: 2025072
Applicant: Frances McClure
Project Location: 166 E Brook Avenue
Zoning: R1-7 Residential Zone
Acreage: .27 Acres (Approximately 11,761 ft²)
Request: Request for approval of a Conditional Use Permit in the R1-7 Residential zone authorizing a proposed detached accessory structure to exceed the 8% lot coverage restriction and the 15 foot building height restriction.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately .27 acres located at 166 E Brook Avenue. The property is currently zoned R1-7 Residential. The applicant is requesting that a Conditional Use Permit be approved to permit the construction of a detached accessory structure that is taller than 15 feet and covers more than 8% of the lot with accessory structures. The structure proposed by the applicant will be a garage that houses a recreation vehicle.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting five dwelling units per acre and is in compliance with the Medium Density Residential designation. All surrounding properties are zoned R1-7 Residential and are utilized as similar single-family residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. The applicant has provided a site plan showing the proposed plans for the property. The proposal places a 42' x 30' detached accessory structure on the east side of the property between the existing home and the property line. The proposal as indicated on the site plan meets all of the building setback and building separation requirements as required by Tooele City Code 7-14-6, Accessory Structure Requirements.

Lot Coverage by Accessory Structures. Tooele City Code 7-14-6-2a limits total lot coverage by accessory structures to 8% of the total lot size. The applicant's lot is 11,761 square feet. 8% of the total lot size is 940 square feet. The square footage of the proposed garage structure is 1,026 square feet. The site plan also indicates a small shed on the western property line that is approximately 100 square feet. With the new structure that will put the total square footage of accessory structures at 1,126 square feet. This results in a total lot coverage by accessory structures of 9.5%.

Tooele City Code 7-14-6-9 grants the Planning Commission the authority to approve Conditional Use Permits that will permit property owners to exceed the 8% lot coverage requirement. Though, the code does not place a maximum coverage restriction. The intent of the code is to provide property owners with a means of flexibility

but to also prevent accessory structures that create nearly total lot coverage and become an eyesore for surrounding properties and the community at large.

Building Height for Accessory Structures. Tooele City Code 7-14-6-9 limits the height of an accessory structure to 15 feet as measured at the mid-point of roof pitch between the peak and the eaves of the roof. The applicant has not provided a building elevation to demonstrate building height at the mid-point of roof pitch, however, the site plan does indicate that the applicant is proposing a building that is 23'5" at the peak or ridge of the roof. It is anticipated that at the mid-point of roof pitch the building height would be somewhere between 18 and 21 feet depending upon the slope and length of the roof.

Tooele City Code 7-14-6-9 also grants the Planning Commission authority to approve exceptions to the building height limitation as part of a Conditional Use Permit with a public hearing. The code does place a maximum height requirement as no building in a residential zone is permitted to exceed 35 feet.

Considerations. The Planning Commission's responsibility in regards to these requests is to "**determine and consider any adverse impacts the proposed building or structure may have on adjoining properties.**" One thing to consider is if the structure is simply out of place for the subdivision in which it is located. When driving by this property after the structure has been constructed would one with an untrained eye be able to observe that this property has 9.5% lot coverage by detached accessory structures instead of 8%, or, would the untrained eye be able to accurately assess the excess building height over 15 feet?

In observing aerial maps of the subdivision and surrounding properties staff has noted that there are not many large RV garages. It should also be noted that there are not many RV garages because most of the properties don't have sufficient building site yard setbacks that would permit access to an RV garage. This lot has the space and the opportunity to construct one and the ordinance provides a mechanism whereby the applicant can legally construct such a building.

That being said, aerial maps also indicate that there are numerous properties in close proximity to the subject property where detached sheds and structures of various shapes and sizes are constructed. Therefore, such a structure on the applicant's property would not be out of character for the neighborhood.

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. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.
3. This application represents the likelihood of construction of a structure that will exceed the City's 8% lot coverage restriction by 1.5% and accessory building height restriction by approximately 3 to 5 feet. This essentially maxes out the property owner's ability to construct additional detached accessory structures on the property or add additional height to the proposed structure. Therefore, it is necessary that the Conditional Use Permit be approved with conditions limiting the maximum amount of building height and lot coverage permitted by the CUP in order to ensure compliance with the CUP.

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 comments.

1. Staff has not been able to determine that such a structure as proposed by the applicant would be out of character in the neighborhood.
2. Staff has not been able to identify any adverse impacts that would result from construction of a building slightly taller than 15 feet and covering 1.5% more of the lot than the 8% lot coverage restriction.

Engineering & Public Works Review. The Engineering and Public Works Divisions have no issued any comments regarding this proposed CUP.

Building Division Review. The Tooele City Building Division will be reviewing the proposed plans during the building permit plan review process.

Tooele City Fire Department Review. The Tooele City Fire Department has not issued any comments regarding this proposed CUP but will be reviewing the proposed construction as part of the Building Permit review and will ensure fire code compliance at that time.

Noticing. The applicant has expressed their desire to obtain the Conditional Use Permit 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 Frances McClure, application number 2025072, subject to the following conditions:

1. 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.
2. 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.
3. Square footage of the proposed structure shall be limited to that which is indicated on the submitted site plan and that the proposed structure shall not exceed 21 feet in height as measured at the mid-point of roof pitch.

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 Frances McClure, to authorize construction of a detached accessory structure that exceeds the 8% accessory building lot coverage restriction and exceeds the 15 foot building height restriction on property located at 166 E Brook Avenue, application number 2025072, based on the findings and subject to the conditions listed in the Staff Report dated August 20, 2021.”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Frances McClure, to authorize construction of a detached accessory structure that exceeds the 8% accessory building lot coverage restriction and exceeds the 15 foot building height restriction on property located at 166 E Brook Avenue, application number 2025072, based on the following findings.”

1. List any additional findings of fact ...

EXHIBIT A

MAPPING PERTINENT TO THE
BROOK RV GARAGE CONDITIONAL USE PERMIT

Brook RV Garage Conditional Use Permit



Aerial View

Brook RV Garage Conditional Use Permit

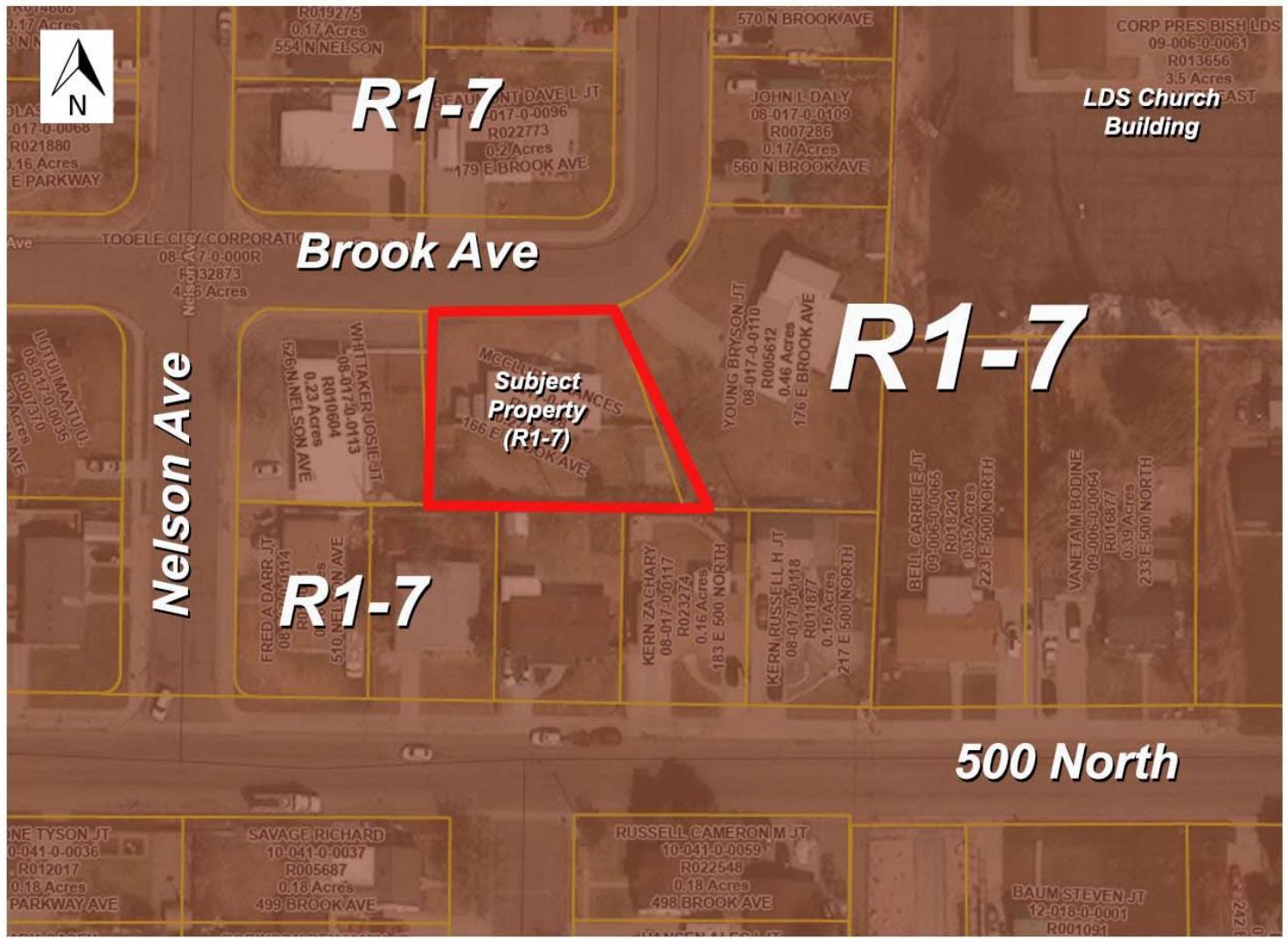




EXHIBIT B

**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

2025072

Date of Submission: 8-1-25	Current Zoning:	Parcel #(s): DB017D011
Project Name: Brook RV Garage		Acres: .27
Project Address: 166 E Brook Ave		Units:
Project Description: RV Garage		

Current Use of Property:

Property Owner(s): Frances McElwee	Applicant(s): Same		
Address: 166 E Brook Ave	Address:		
City: Tooele	State: UT	Zip: 84074	
Phone: 435-830-9663	Phone:		
Contact Person: Frances McElwee	Address: 166 E Brook Ave		
Phone:	City: Tooele	State: UT	Zip: 84074
Cellular: 435 830-9663	Fax:	Email: fsmi@hotmail.com	

Signature of Applicant:

Frances McElwee

Date 8-1-25

*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

2250289

Fee: \$1000.00	Received By: (213) Jade	Date Received: 8/1/25	Receipt #: 713356
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FRANCES McCLURE
(435) 830-9663
166 E. BROOK AVE

$$\frac{1}{4}'' = 4 \text{ ft.}$$

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

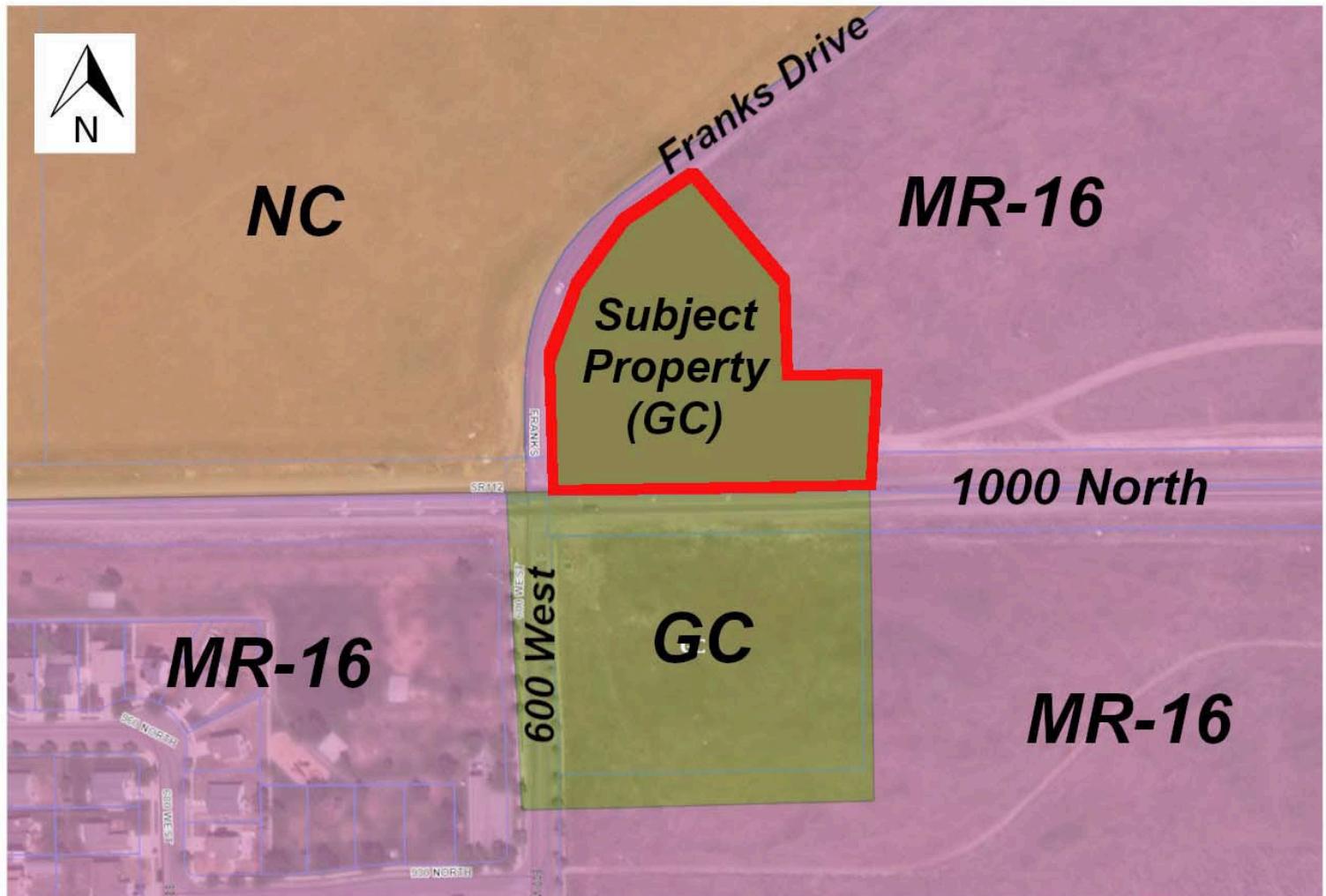
MAPPING PERTINENT TO THE HOLIDAY OIL 88 PRELIMINARY SUBDIVISION PLAN

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

*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

20250047

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 DEVELOPMENT REVIEW

07/18/2025 Submittal # 5

Approval
P Hansen
City Engineer
07/21/2025

APPROVED
A Aagard
CD Director
07/28/2025

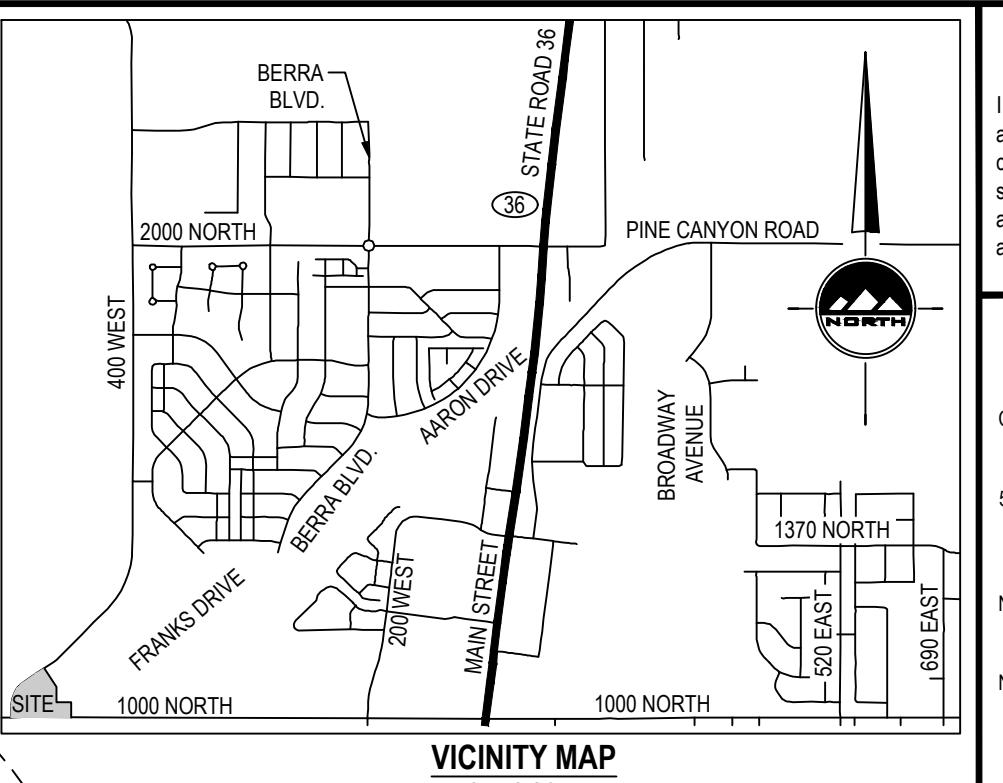
APPROVED
N Wall
Fire Marshal
07/21/2025

APPROVED
J Grandpre
Public Works
07/29/2025

PRELIMINARY PLAT

FRANKS DRIVE HOLIDAY OIL

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, Douglas J Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 in accordance with Title 52, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into units, parcels, and a private street, together with easements, hereafter to be known as **FRANKS DRIVE HOLIDAY OIL**, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and in Tooele City, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the North line of 1000 North, said point also being South 89°42'3" West 943.07 feet along the Section line and North 0°17'17" West 52.90 feet from the Southeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, running:

thence South 85°42'4" West 533.12 feet along the said North line of 1000 North to an arc;

thence North 45°19'31" West 41.80 feet through a central angle of 53.93 feet radius to the right (center bears North 0°17'18" West and the long chord bears North 45°19'31" West 41.80 feet along said arc to the center bears North 0°17'18" West and the long chord bears North 27°44'41" East 65.50 feet along said arc to the Easterly line of Franks Drive;

thence North 55°33'06" East 114.46 feet along said arc to the Southeast line of Franks Drive;

thence South 20°19'19" East 147.79 feet;

thence East 69.26 feet;

thence South 89.51 feet to the North line of 1000 North and the Point of Beginning.

Contains: 93.514 square feet or 2.15 acres.

July 15, 2025

Date

Douglas J Kinsman

License no. 334575



OWNER'S INTENT TO DEDICATE AND CONSENT TO RECORD

Known all men by these presents that the undersigned are the owner(s) of the herein described tract of land and hereby cause the same to be divided into units, parcels, and a private street, together with easements as set forth hereinafter to be known as:

FRANKS DRIVE HOLIDAY OIL

The undersigned owner(s) hereby convey to Tooele City and to any and all public utility companies providing service to the herein described tract a perpetual, non-exclusive easement over the private street and public utility and drainage easements shown on this plat, the same to be used for drainage and for the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also hereby convey any other easements as shown to the parties indicated and for the purpose shown herein.

In witness whereof I / we have hereunto set my / our hand this _____ day of _____ A.D. 20_____

By: Scott Wagstaff
Manager, Wagstaff Investments LLC

By: Brett Lovell
Managing Member Ledger Cove LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of TOOELE
J.S.

On the _____ day of _____ A.D. 20_____
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____
Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____
a Limited Liability Company and that, He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of TOOELE
J.S.

On the _____ day of _____ A.D. 20_____
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____
Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____
a Limited Liability Company and that, He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN _____ COUNTY.

PRELIMINARY PLAT
FRANKS DRIVE
HOLIDAY OIL

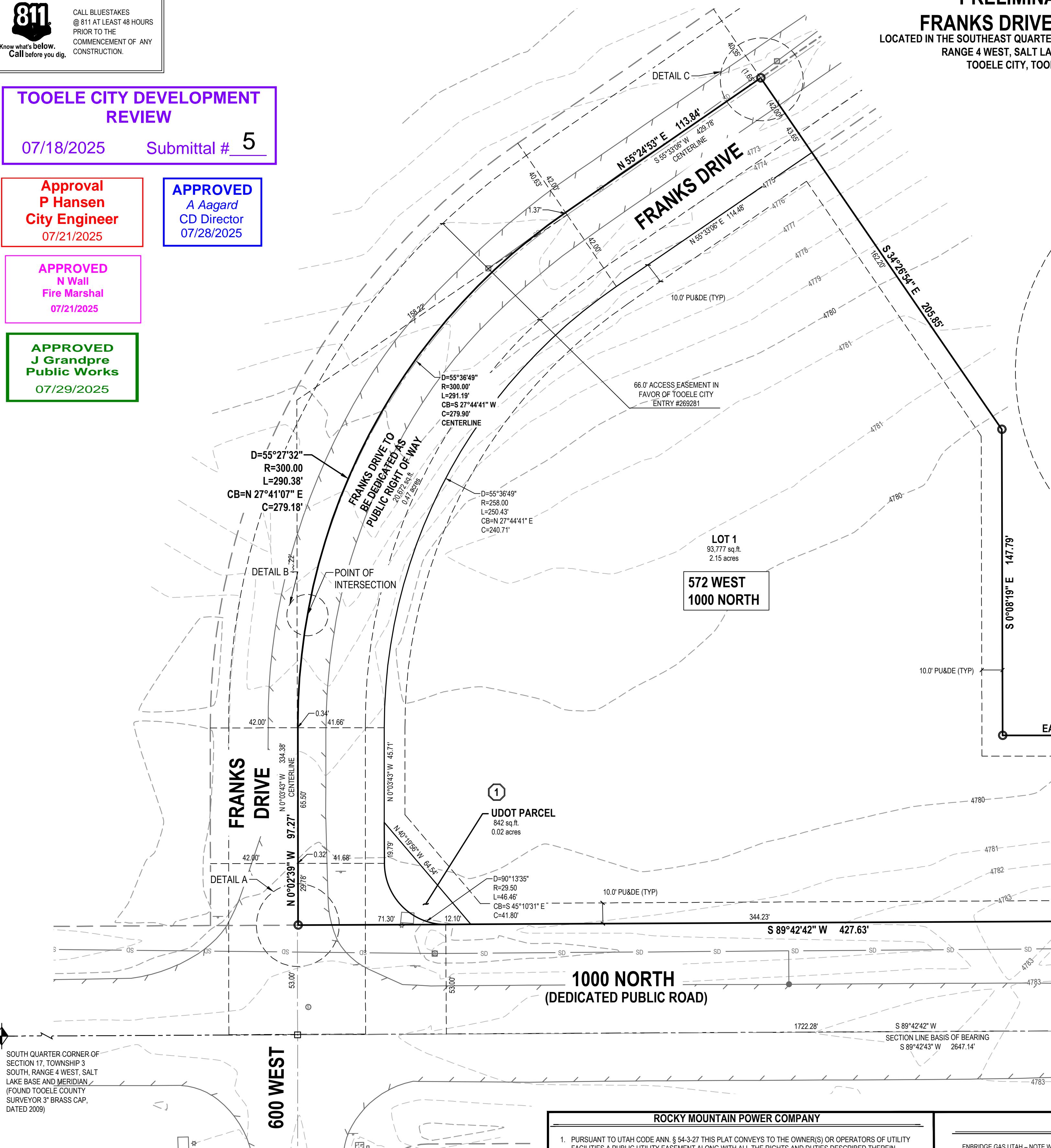
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



SALT LAKE CITY
Phone: 801.252.0239
TOOELE
Layton
Phone: 801.547.1500
West Valley City
Phone: 801.547.1500
Price
Phone: 435.843.3590
Richfield
Phone: 435.843.3590
Fax: 435.578.0108
DRAWN BY: T. HUSSEY
CHECKED BY: D. KINSMAN
DATE: 7/15/25
PROJECT NUMBER: 11518A

WWW.ENSIGNEN.COM

SHEET 1 OF 1



PLANNING/ZONING

APPROVED AS TO FORM THIS ____ DAY OF ____ 20____

PLANNING/ZONING DIRECTOR

TOOELE CITY PUBLIC WORKS

APPROVED THIS ____ DAY OF ____ 20____

TOOELE CITY PUBLIC WORKS

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANN. § 4-3-27 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-6(3)(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 IN ORDER TO SERVE THE PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS PLAT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO DESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

APPROVED THIS ____ DAY OF ____ 20____

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

ENBRIDGE GAS

ENBRIDGE GAS UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS IN ORDER TO SERVE THE PRECISE LOCATION. ENBRIDGE GAS UTAH DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-386-8532

APPROVED THIS ____ DAY OF ____ 20____

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

BY: _____

TITLE: _____

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM ON THIS ____ DAY OF ____ A.D. 20____

TOOELE CITY COMMUNITY DEVELOPMENT DIRECTOR

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF ____ 20____

TOOELE COUNTY SURVEY DIRECTOR

CITY ENGINEER

APPROVED AS TO FORM THIS ____ DAY OF ____ 20____

TOOELE CITY ENGINEER

COUNTY TREASURER APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF ____ 20____

TOOELE COUNTY TREASURER

CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF ____ 20____

TOOELE CITY ATTORNEY

PLANNING COMMISSION

APPROVED THIS ____ DAY OF ____ 20____

CHAIRMAN TOOELE CITY PLANNING COMMISSION

COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF ____ 20____

TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: _____

DATE: _____ TIME: _____

FEES: _____

TOOELE COUNTY RECORDER

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 _____ day of August, 2025

Matt Robinson, Tooele City Planning Commission Chair

DRAFT