

**Tooele City Planning Commission
Business Meeting Minutes**

Date: July 8, 2026

Time: 7:00 p.m.

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

Planning Commissioners Present:

Melanie Hammer

Chris Sloan

Jon Proctor

Tyson Hamilton

Amanda Cordova

Weston Jensen

Kelley Anderson

Sarah Faircloth, Alternate

Frank Linford, Alternate

Council Member Liaisons:

Ed Hansen

Jon Gossett

Staff Present:

Andrew Aagard, Community Development Director

Matt Johnson, City Attorney

Paul Hansen, City Engineer

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

Chairman Hamilton called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Chairman Hamilton provided a quick announcement for applicants, the public, and everyone involved: "There has been a significant increase in fraudulent phishing requests using information from public notices related to Planning Commission meetings. Please be aware that Tooele City only collects fees at the time of application submittal and will never request additional payments via wire transfer. All official emails from Tooele City will end in @tooelecity.gov. If you receive a payment request from any other email after submitting your application, it is fraudulent. Do not send money, and please contact the Tooele City Community Development Department immediately to report it."

2. Roll Call

Melanie Hammer, Present

Chris Sloan, Present

Jon Proctor, Present

Amanda Cordova, Present

Weston Jensen, Present

Kelley Anderson, Present

Tyson Hamilton, Present

3. **Decision on a Preliminary Subdivision Plan Review requested by DR Horton, for Western Acres Phase 4A, a proposed 23-unit townhome development on 1.35 acres located at approximately 1600 North Coppery Canyon Drive in the MR-16 PUD Multi-Family Residential Zone**

Mr. Aagard presented the preliminary subdivision plan for Western Acres Phase 4A, a 23-townhome phase within the existing Western Acres development. The property is zoned MR-16 PUD and is surrounded by previously approved phases of the same development. Phase 4A is located immediately south of Phase 3A and represents the continued southward expansion of the project as the developer acquires the necessary water rights and completes other development requirements.

The subdivision consists of 23 privately owned townhouse lots with limited common areas that include driveways and private open space for each lot. The remaining common areas, as well as the private road, will be owned and maintained by the Western Acres Homeowners Association. No public road dedications are included with the subdivision.

Staff determined the proposal complies with the subdivision ordinance and recommended approval of the preliminary subdivision plan subject to the conditions outlined in the staff report, along with additional conditions related to public utility easements and final plat requirements.

The Planning Commission had no questions or concerns regarding the proposal.

Motion: Commissioner Sloan moved we approve the Preliminary Subdivision Plan Request by David Lewis IV, representing DR Horton for Western Acres Phase 4A, application number 2026022, based on the findings and subject to the conditions listed in the Staff Report dated July 2, 2025. Commissioner Cordova seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

4. **City Council Reports**

Councilman Gossett reported that there wasn't a city council meeting last week due the holiday. Hope the public enjoyed the festivities.

5. **Review and Decision – June 24, 2026 Planning Commission Meeting Minutes**

There were no corrections to the minutes.

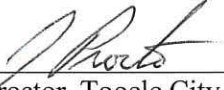
Motion: Commissioner Anderson moved to approve June 24, 2026 Planning Commission Meeting Minutes. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

6. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:08 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 22 day of July, 2026



Jon Proctor, Tooele City Planning Commission Vice Chair