

Tooele City Planning Commission  
Business Meeting Minutes

**Date:** January 28, 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, Chairman  
Amanda Cordova  
Weston Jensen  
Kelley Anderson  
Frank Linford, Alternate  
Sarah Faircloth, Alternate

**Council Member Liaisons:**

Jon Gossett  
Ed Hansen

**Staff Present:**

Andrew Aagard, Community Development Director  
Matt Johnson, City Attorney  
Braxton Roberts, IT

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**  
Chairman Hamilton called the meeting to order at 7:00 p.m. and led Pledge of Allegiance
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. **Public Hearing and Decision to a Conditional Use Permit request by H & G Auto Repair to authorize the uses of “Automobile Service and Repair” and “Automobile Sales and Rental” to occur at the property located at 355 North Garden Street in the GC General Commercial zoning district on approximately .55 acres.**

Mr. Aagard explained that the site has historically been used for automotive-related activities. Planning Staff clarified that while incidental vehicle storage associated with repair and sales is permitted, the use of the property as a vehicle storage yard or tow impound lot is not allowed in the GC zoning district. Planning Staff recommended approval of the Conditional Use Permit subject to eight conditions addressing building permits, public works and fire department requirements, environmental protection measures to prevent vehicle fluid contamination, site lighting, fencing of vehicle storage areas, and the prohibition of impound or storage yard use.

Planning Commissioners discussion focused on enforcement challenges related to vehicle storage, the distinction between vehicles awaiting repair and vehicles offered for sale, fire access and safety concerns, site aesthetics, and consistency with previous automotive-related approvals. Particular attention was given to clarifying fencing requirements so that vehicles awaiting repair or storage would be screened from view, while vehicles for sale could remain visible to the public.

Chairman Hamilton opened the public hearing at 7:11 p.m. One person from the public came forward.

Bob Johnson, a nearby property owner operating a home-occupation business on Main Street near 400 North, spoke during the public hearing. He stated that he generally agreed with the proposed conditions and noted that he has complied with similar requirements for his own business. His primary concern related to the number of vehicles that could be stored on the property and the potential impact on fire access and emergency response if vehicle density increased significantly. He also asked whether lighting, landscaping, and street access would be addressed as part of the project. Mr. Johnson indicated that, provided these concerns are adequately managed and all requirements are met, he did not oppose the application.

Seeing no other members of the public coming forward. Chairman Hamilton closed public hearing at 7:14 p.m.

Chairman Hamilton invited the applicant to address Planning Commission. Applicant declined.

Chairman Hamilton invited Commissioner Linford to address the Planning Commission from the podium. Commissioner Linford shared his perspective based on over ten years of experience in the automotive industry. He suggested that placing limits on the number of vehicles on the property could help reduce long-term vehicle storage and improve site appearance and enforcement. While acknowledging that certain repairs can take extended periods due to parts availability, he noted these situations are uncommon. He proposed that distinguishing between short-term repair, long-term repair, and vehicle sales through defined limitations could help mitigate concerns related to aesthetics and enforcement.

Mr. Aagard responded that a primary challenge in implementing such a condition would be determining an appropriate and defensible numerical limit. Mr. Aagard explained that conditions must be tied to identifiable impacts that require mitigation and that it can be difficult to quantify the problem in this context. Commissioners noted that the property currently appears similar to a vehicle storage yard, with approximately twenty vehicles visible on site based on aerial imagery and site observations.

Further discussion suggested that fencing requirements may sufficiently address visual and aesthetic concerns by screening vehicles awaiting repair, while allowing vehicles for sale to be displayed in front of the business. Commissioner Linford clarified that in other jurisdictions he has seen conditions requiring a

percentage-based allocation of property use, such as portions designated for repair, sales, and circulation or parking. He also noted that partial fencing, with taller screening on most sides and shorter fencing in front, has been used successfully to balance visibility and screening.

The Planning Commission discussed whether similar percentage-based or numerical limitations would be appropriate but expressed concern about enforceability and the difficulty of quantifying a specific vehicle limit. It was noted that fire access and safety would be reviewed and enforced separately through Fire Department requirements. Planning Commissioners generally agreed that many of the concerns raised were already addressed through the proposed conditions, particularly those related to fencing, fire access, and code compliance, and that business decisions regarding vehicle display would naturally influence site appearance.

**Motion: Commissioner Jensen moved to approve the Conditional Use Permit request by Abner Santos, representing H & G Auto Repair, to authorize automobile service and repair and automobile sales and rental at the subject property, Application No. 2026-004, based on the findings of fact and subject to the conditions listed in the staff report dated July 21, 2026, with the following amendment: Condition Number Seven shall be revised to state that vehicle storage areas for vehicles awaiting repair shall be fenced with solid, view-obscuring fencing. Vehicles offered for sale and active customer vehicles shall not be required to be screened.** Commissioner Sloan 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”. Motion passed 7-0.

#### 4. City Council Reports

Councilman Hansen provided an update regarding a recent City Council meeting, noting that a previously discussed item related to Canyon Road was approved. The approval allowed modifications to improvement requirements, including exemptions from curb, gutter, and related infrastructure improvements for a specific section of the roadway. It was stated that the Council followed the City Planning Commission’s prior action on the matter, and the item was approved without issue. The meeting was described as brief and productive, and it was noted that staffing and participation are progressing well.

#### 5. Review and Decision – January 14, 2026 Planning Commission meeting minutes

Planning Commission had no corrections to minutes.

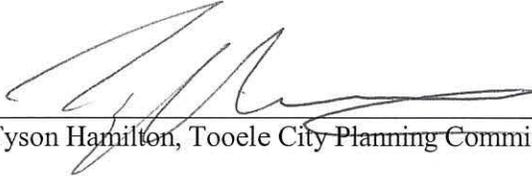
**Motion: Commissioner Proctor move to approve January 14, 2026 Planning Commission Meeting Minutes.** Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Chairman Hamilton, “Aye”. The motion passed 7-0.

#### 6. Adjourn

Chairman Hamilton moved to adjourn the meeting at 7:25 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 11 day of February, 2026



Tyson Hamilton, Tooele City Planning Commission Chair