

Tooele City Planning Commission
Business Meeting Minutes

Date: April 8, 2026

Time: 7:00 p.m.

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

Planning Commissioners Present:

Melanie Hammer

Frank Linford

Jon Proctor

Tyson Hamilton

Amanda Cordova

Weston Jensen

Kelley Anderson

Sarah Faircloth, Alternate

Excused:

Chris Sloan

Council Member Liaisons:

Dave McCall

Ed Hansen, Excused

Jon Gossett, Excused

Staff Present:

Andrew Aagard, Community Development Director

Anna Anglin, City Planner

Matt Johnson, City Attorney

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

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

Before Chairman Hamilton conducted a roll call he 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. Stay vigilant and protect your information and assets.

2. **Roll Call**

Melanie Hammer, Present

Frank Linford, Present
Jon Proctor, Present
Amanda Cordova, Present
Weston Jensen, Present
Kelley Anderson, Present
Tyson Hamilton, Present

3. **Public Hearing and Decision Steve Mros on behalf of Suzanne Jameson, (property owner), to authorize the use of “Automobile Service and Repair” to occur at the property located at 397 N Main Street in the General Commercial (GC) zoning district on .26 acres.**

Ms. Anglin explained that the applicant previously received a conditional use approval for a car dealership but now plans to lease the property to an automotive repair and service business, requiring a new conditional use review. The site is in the General Commercial zone with nearby nonconforming residential uses, prompting staff to recommend conditions to mitigate potential impacts such as noise, lighting, and parking. Proposed hours are Monday through Friday, 8:00 a.m. to 6:00 p.m., and Saturday, 8:00 a.m. to 3:00 p.m., with a recommended limitation on the use of louder tools during certain times.

Ms. Anglin also recommended continuing prior conditions, including no on-street parking, downward-shielded lighting, and improved fencing. Because portions of the property currently have wrought iron or temporary fencing, she suggested installing solid, site-obscuring fencing where it is lacking, particularly adjacent to residential uses.

Planning Commission members discussed clarifying that both customers and employees should be prohibited from on-street parking and raised concerns about vehicle storage, potential towing operations, and the number of vehicles allowed on-site. Ms. Anglin noted the applicant was present to address those questions, and the recommendation was to approve the conditional use permit with the discussed conditions.

Chairman Hamilton opened the public hearing at 7:14 p.m.

Lorraine Mascarenes, a neighboring property owner to the west, expressed concerns about the proposed auto repair use. She asked whether the new approval would replace the previously approved use and inquired about potential dumpster placement and early morning pickups. Her primary concern focused on environmental impacts, including how waste, oil, and water runoff would be managed, whether floor drains would include proper oil and grease traps, and where waste would be stored prior to disposal. She referenced past issues with improper oil disposal at the site and observed water being washed into the street during recent cleaning. She also reminded the Planning Commission about ADA accessibility, emphasizing that vehicles should not be parked on sidewalks or driveways, noting the importance of maintaining clear pedestrian access.

Kip Mautner, a resident living north of the property expressed concerns about parking and site appearance. He noted that when the parking lot becomes full, vehicles are placed on or near the sidewalk, creating accessibility issues and preventing pedestrian use. He requested limiting the number of vehicles on-site to 10 to reduce congestion and discourage street parking. Mr. Mautner also asked for additional privacy screening along the wrought iron fence, stating he did not want to view a cluttered site similar to a previous auto repair business at the location. His primary concerns focused on parking, congestion, sidewalk access, and improved visual screening.

Seeing no other members of the public coming forward, Chairman Hamilton closed the public hearing at 7:20 p.m.

Mr. Mros, the applicant, responded to questions regarding operations of the proposed auto repair business. He stated that spill prevention measures would be in place, including absorbent materials, floor dry, and proper disposal in a designated container, with waste oil stored in containment systems and removed by a licensed oil company. He indicated the site would accommodate service and oil trucks, and towing would occur only as needed by customers, with vehicles moved to the back lot when appropriate. To prevent clutter, he plans to limit on-site vehicles and charge fees for cars left longer than four days to a week, after which they may be towed.

Mr. Mros advised that vendors and larger trucks would access the site through an open gate during business hours, reducing the likelihood of sidewalk obstruction, and additional off-site parking may be used for employees if needed. Most repair work would occur inside the building, with only minor tasks performed outside. He also confirmed that dumpster pickups would occur during business hours, lighting would remain unchanged and directed downward, and noise levels would be similar to nearby commercial uses. He supported limiting the number of vehicles on-site and asked whether his personal vehicle could occupy one additional parking stall, bringing the total to 11.

Mr. Aagard informed the public that the city already has ordinances prohibiting vehicles from parking on or obstructing sidewalks. Such violations are enforceable by the Tooele City Police department, and the public was encouraged to contact the city if issues occur so enforcement action can be taken.

Chairman Hamilton explained that the Planning Commission's role in reviewing a conditional use permit is to identify potential safety and compatibility concerns and determine whether they can be adequately mitigated. He noted that the key issues raised during the discussion—including noise, lighting, on-street and sidewalk parking, customer behavior, business hours, and site visibility—had been addressed through proposed conditions and mitigation measures.

Motion: Commissioner Linford moved to approve the conditional use permit request by Steve Mros, to authorize the use of the automotive service and repair to occur at the subject property, application number 2026023, based on the findings and subjects to the conditions listed in the staff report dated April 3, 2026, with the additional condition of parking no more than 11 vehicles. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Linford, "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 McCall reported that the City Council recently approved Ordinance 2026-08, amending City Code §7-4-7 regarding the parking of operable motorized vehicles in the front and side yards of single-family residential properties. He explained the ordinance was intended to address concerns about excessive vehicle parking in residential yards, which can negatively impact neighboring properties and neighborhood appearance. He noted the issue relates to concerns about parking and encouraged continued attention to maintaining community standards.

5. Review and Decision – March 25, 2026, Planning Commission Meeting Minutes

There were no corrections to the minutes

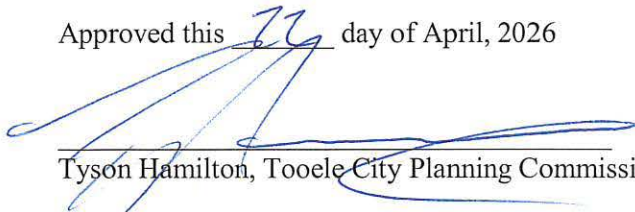
Motion: Commissioner Proctor approve minutes as prepared. Commissioner Linford seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Linford, “Aye”; Commissioner Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. Motion passed 7-0.

6. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:38 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 April, 2026



Tyson Hamilton, Tooele City Planning Commission Chair