

**Tooele City Planning Commission
Business Meeting Minutes**

Date: May 27, 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
Weston Jensen
Kelley Anderson
Sarah Faircloth, Alternate

Absent:

Amanda Cordova
Frank Linfood, Alternate

Council Member Liaisons:

Jon Gossett
Ed Hansen, Excused

Staff Present:

Anna Anglin, City Planner
Matt Johnson, City Attorney
Paul Hansen, City Engineer
Braxton Roberts, Assistant IT Director

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

Chairman Hamilton opened the public meeting at 7:00 p.m.

Before Chairman Hamilton led the Pledge of Allegiance 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
Chris Sloan, Present

Jon Proctor, Present
Sarah Faircloth, Present
Weston Jensen, Present
Kelley Anderson, Present
Tyson Hamilton, Present

3. **Public Hearing and Recommendation on a proposed text amendment to Tooele City Code 7-16b-6: Landscaping Standards, regarding minimum landscaping requirements in the heavy industrial sections of the Tooele City Business Park.**

Ms. Anglin presented a proposed text amendment to the Tooele City Business Park ordinance related to landscaping requirements within Section C of the business park. She explained that Section C, identified as the darkest purple area on the map, is located furthest from residential zones and is intended for heavier industrial uses adjacent to the rail line.

She reviewed the purpose of the Tooele City Business Park zoning district, which is intended to provide a transition between residential areas and commercial or industrial uses, promote quality development standards, and support a rail-served mixed-use commercial and industrial business park.

Ms. Anglin explained that in 2024 the City Council amended industrial zoning regulations to remove certain landscaping requirements, including parking lot landscaping, front yard landscaping, and park strip landscaping. In place of those requirements, developments are required to submit a disturbed reclamation plan to reseed disturbed areas with native vegetation following construction activities.

The proposed amendment would align Section C of the business park with the industrial zone standards already adopted in 2024. The amendment would remove the one percent landscaping requirement and references to industrial landscaping standards for Section C, exempt the area from landscaping requirements, and instead require reestablishment of vegetation in disturbed areas. Additional changes included reorganizing and renumbering ordinance sections and eliminating seed requirements from tree planting provisions.

The Planning Commission discussion focused on irrigation requirements associated with the revegetation process. Commissioner Sloan asked whether irrigation would be required permanently for the natural landscaping areas. Ms. Anglin clarified that irrigation would only be necessary temporarily to establish vegetation and prevent invasive weeds, not as a permanent requirement. Commissioner Sloan expressed concern that the ordinance language could be interpreted as requiring irrigation in perpetuity and suggested clarifying the language.

Mr. Johnson the City Attorney acknowledged the concern and stated that additional clarification could be added if desired by the Planning Commission. Ms. Anglin noted that the current language mirrors language already adopted for the industrial zones. Planning Commissioners thanked staff for the clarification

Chairman Hamilton opened the public hearing at 7:10 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:10 p.m.

Motion: Commissioner Sloan moved to forward a positive recommendation to the City Council for the proposed ordinance amendments to Tooele City Code 7-16b-6: Landscaping Standards, regarding landscaping requirements for Section “C” of the Tooele City Business Park (TCBP)

zoning district, based on the findings that are listed in the staff report, and also request that staff work with the attorney's office to come up with a one sentence terminating clause for new section five regarding future use of irrigation after it's established. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye", Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

4. **Public Hearing and Recommendation on a proposed text amendment to Tooele City Code Title 7, Chapter 25: Signs; regarding the display of political signs in public rights-of-way, the removal of such political signs from public rights-of-way, the regulations of such political signs, and other such regulations concerning political signs as required by Utah Code Title 20A, Chapter 17.**

Chairman Hamilton advised that additional work was needed on the ordinance and asked Vice Chair Proctor to make the motion. Vice Chair Proctor moved to table the item until the City Attorney was prepared to present the revised ordinance to the Commission. Chairman Hamilton seconded the motion

Motion: Chairman Proctor moved to table the item until the City Attorney was prepared to present the revised ordinance. Seconded by Chairman Hamilton. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye", Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

5. **City Council Reports**

Councilman Gossett had nothing to report.

6. **Review and Decision – May 13, 2026 Planning Commission Meeting Minutes.**

There were no corrections to the minutes.

Motion: Commissioner Jensen moved to approve the May 13, 2026 Planning Commission Meeting Minutes. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Abstained"; Commissioner Proctor, "Aye", Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 6-0.

7. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:14 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 10 day of June, 2026


Tyson Hamilton, Tooele City Planning Commission Chair