

Tooele City Planning Commission
Business Meeting Minutes

Date: June 10, 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
Frank Linford, Alternate

Excused:

Sarah Faircloth, Alternate

Council Member Liaisons:

Ed Hansen
Jon Gossett

Staff Present:

Andrew Aagard, Community Development Director
Anna Anglin, City Planner
Matt Johnson, City Attorney
Paul Hansen, City Engineer

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

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

Before leading 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. Stay vigilant and protect your information and assets."

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 Recommendation on a Tooele City initiated application proposing the partial vacation of a nine (9) foot strip of public right-of-way along the northern portion of James Way, extending approximately 1,982 linear feet between the Industrial Loop intersection and the Lodestone Way intersection, which would reduce the existing right of-way width of James Way from eighty-five (85) feet to seventy-six (76) feet.**

Ms. Anglin presented a request to vacate a portion of the James Way right-of-way, reducing the existing right-of-way width from 84 feet to 75 feet. The request is associated with planned traffic signal improvements at the intersections of Lodestone Way and Utah Avenue and Industrial Loop Road and Utah Avenue. The vacated area would be added to the adjacent Peterson Industrial Depot property. Ms. Anglin reported that public notice was provided in accordance with Utah Code requirements and that written support was received from Peterson Industrial Properties LLC and Depot Self Storage LLC.

Ms. Anglin explained that Utah law requires findings that good cause exists for the vacation and that neither the public interest nor any individual would be materially harmed. Findings supporting the request included that the excess right-of-way has no historic, current, or anticipated future transportation use, serves no public purpose, and that utility easements for existing and future public and private utilities would be retained. Utility providers expressed no objections to the proposal.

Planning Commissioners discussed how the request originated and questioned whether future traffic growth could require the additional right-of-way. Staff explained that the request was initiated by Peterson Industrial Depot during planning for a new flex-space development and that the city evaluated the proposal based on transportation needs rather than development benefits. Mr. Hansen, City Engineer, noted that the original right-of-way width was established more than 20 years ago under a transportation plan that anticipated greater roadway demands than currently exist. After reviewing current traffic patterns, surrounding development, and consulting with the city's transportation engineer, planning staff determined that the additional width is no longer necessary and that the remaining right-of-way would still adequately accommodate future traffic needs.

Questions were also raised regarding the return of public right-of-way to a private property owner. Planning Staff explained that under state law, vacated right-of-way is typically returned to the adjacent property owner or original grantor and that similar right-of-way and alley vacations have occurred elsewhere in the city.

Chairman Hamilton opened the public hearing at 7:11 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:11 p.m.

Motion: Commissioner Proctor moved to approve a positive recommendation to the City Council for approval of Ordinance No. 2026-17, vacating a nine (9) foot portion of the James Way public right-of-way extending approximately 1,982 linear feet between Industrial Loop and Lodestone Way, application number 2026038, based on the findings contained in the Staff Report dated June 3, 2026. 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.

4. City Council Reports

Councilman Gossett reported that the City Council recently completed discussion and approval of the fence ordinance amendment. During the council meeting, developer Brett Lovell explained that requiring decorative stone columns between new multifamily developments and existing residential fences would create large gaps between fence lines. The City Council approved removing the column requirement for the specific project while retaining the fence requirement. Council members emphasized that future requests will continue to be reviewed on a case-by-case basis rather than receiving automatic approval. The council also approved the industrial landscaping ordinance amendment previously reviewed by the Planning Commission.

Additionally, the council approved a four-year contract renewal for City Engineer Paul Hansen, who agreed to continue serving the city in that role.

During Planning Commission discussion, Commissioner Linford asked whether the council's approval of the fence amendment included the commission's recommendation requiring notice to adjacent property owners. Planning Staff clarified that the council determined additional notice was unnecessary because the amendment only eliminated the decorative columns while maintaining the fence itself. Since the new fence would not connect to or alter an existing homeowner's fence and would simply run parallel to it, the council concluded that adjacent property owners would not be directly affected. Planning Staff noted that previous concerns regarding homeowner notification stemmed from a misunderstanding between the applicant and planning staff regarding how the fences would be constructed.

5. Review and Decision – May 27, 2026 Planning Commission Meeting Minutes

There were no corrections to the minutes.

Motion: Commissioner Jensen moved to approve the May 27, 2026 Planning Commission Meeting Minutes. 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”. The motion passed 7-0.

6. Adjourn

Chairman Hamilton adjourned the meeting at 7:17 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 6/24 day of June, 2026



Tyson Hamilton, Tooele City Planning Commission Chair