

**Tooele City Planning Commission
Business Meeting Minutes**

Date: September 9, 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 Linford, Alternate

Council Member Liaisons:

Jon Gossett

Ed Hansen

Staff Present:

Andrew Aagard, Community Development Director

Anna Anglin, City Planner

Matt Johnson, City Attorney

Paul Hansen, City Engineer

Teresa Young, Clerk/Minutes Composition

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

Chairman Hamilton opened the meeting at 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. 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

Chairman Hamilton advised that agenda Item No. 7, the Perry Homes Compass Point Village subdivision proposal, was not ready for consideration. At the applicant's request, the item was removed from the agenda and is anticipated to be heard at a future public meeting.

3. **Public Hearing and Recommendation on a request for a Zoning Map Amendment to remove the Sensitive Area Overlay from three parcels located at approximately 695 South Main Street and 598 South Canyon Road on a combined total of 2.02 acres located in the Open Space & MU-160 Multiple Use Zones and the R1-7 Residential Zoning District.**

Ms. Anglin presented a request to remove the sensitive area overlay from approximately 2.02 acres located near 600 South Canyon Road and 695 South Main Street. The properties have R1-7, MU-160, and Open Space zoning, with the underlying zoning remaining unchanged. The applicant stated that removing the overlay would facilitate a proposed subdivision on the Canyon Road property.

Ms. Anglin explained that removal of the overlay would not eliminate other development requirements. Geotechnical, drainage, grading, access, foundation, slope, and other site-specific issues would continue to be reviewed through the subdivision and development process. Portions of the property have slopes exceeding 30%, and the Canyon Road parcel has undergone significant excavation without the required permits. Staff recommended that any necessary geotechnical reports, slope analyses, or engineering studies identified through DRC review be completed before development.

The properties are designated Medium Density Residential (MDR) on the General Plan, and the proposed single-family residential use is generally consistent with that designation. One property also contains areas within a floodplain.

Commissioner Proctor asked about drainage concerns in the area. Mr. Hansen, City Engineer explained that drainage and the existing FEMA channel, which carries overflow from Settlement Canyon Reservoir, would be evaluated during the development review process. Any development within the floodplain or modifications to the FEMA channel would require the appropriate FEMA approval.

Ms. Anglin emphasized that the Planning Commission's action would be a recommendation to the City Council, which will make the final decision on the zoning map amendment.

Chairman Hamilton opened the public hearing at 7:09 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:09 p.m.

Chairman Hamilton invited the applicant to provide any additional comments; the applicant had none.

Motion: Commissioner Anderson moved to forward a positive recommendation to the City Council for the East Hall's Hollow Zoning Map Amendment Request by Ronald Hall and Douglas Kinsman to remove the sensitive Area Overlay from the subject properties, application number 2026068, based on the findings listed in the Staff Report dated September 3, 2026. Commissioner Jensen seconded the motion.

Commissioner Sloan asked whether there were any additional findings of fact to be considered beyond those recommended by staff. Commissioner Anderson confirmed that he was satisfied with the listed findings and noted that the site-specific engineering requirements were particularly important to him. Chairman Hamilton confirmed with Commissioner Jensen that he remained in agreement with the second. No further discussion was held before the vote.

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 Decision to consider a Conditional Use Permit request by Steve Laird, property owner, to allow construction of a detached garage that would cause the total lot coverage of accessory buildings to exceed the maximum 8% permitted by the zoning ordinance. The subject property is located at 576 Park Hill, consists of approximately 0.45 acres, and is zoned R1-12 Single-Family Residential.**

Ms. Anglin presented a conditional use permit application from Stephen Laird to construct a detached garage of approximately 1,587 square feet. An existing 100-square-foot detached shed is also located on the property, resulting in approximately 8.6% detached accessory structure coverage, which exceeds the 8% maximum allowed by City Code and requires a conditional use permit.

Ms. Anglin advised that the proposed garage would be located in the rear yard west of the residence and would comply with required setbacks, public utility easements, and the required six-foot separation from the primary dwelling. Although the detached accessory structures exceed the 8% accessory structure coverage limitation, the overall lot coverage would remain well below the 35% maximum permitted in the R1-12 zone, with approximately 24% total lot coverage.

Ms. Anglin reviewed the surrounding neighborhood and noted that detached garages and accessory structures of varying sizes are common in the area. Planning Staff did not anticipate significant adverse impacts to neighboring properties. Planning Staff recommended approval of the conditional use permit, subject to the two conditions outlined in the staff report, including limiting total detached accessory structure coverage to 9% and requiring the proposed garage to complete the standard building permit and inspection process.

During discussion, Commissioner Sloan clarified that the applicant is his next-door neighbor but stated that he did not have a conflict of interest and would not receive any benefit from the application. No other questions or concerns were raised.

Chairman Hamilton opened the public hearing at 7:16 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:16 p.m.

Motion: Commissioner Proctor moved to approve the Conditional Use Permit Request by Steven

Laird, for the purpose of permitting a detached accessory structure to exceed the 8% total lot coverage restrictions, application number 2026067, based on the findings and subject to the conditions listed in the Staff Report dated September 1, 2026. Commissioner Hammer 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.

5. **Public Hearing and Decision to consider a Conditional Use Permit request by Kevin Watson, representing Chick-Fil-A Restaurants, to authorize the use of an "Accessory Drive Through Facility" for property located at approximately 967 North Main Street on approximately 1.67 acres in the GC General Commercial zoning district.**

Ms. Anglin presented a conditional use permit application for a proposed Chick-fil-A restaurant with an accessory drive-through facility at approximately 967 North Main Street. The approximately 1.6-acre property is currently vacant and is located in the GC (General Commercial) Zone, with a Regional Commercial designation in the General Plan.

She clarified that the conditional use permit request is specifically for the drive-through facility and does not constitute approval of the final site plan, landscaping, engineering, or building plans, which will be reviewed through the City's site plan and permitting processes.

The proposed development would utilize an existing shared driveway easement south of the property, providing connections to Main Street and 1000 North. No direct access to a public street is proposed. The preliminary site plan includes two access points and a two-lane drive-through with circulation generally operating counterclockwise around the building. Staff noted that the applicant has submitted a maintenance agreement for the shared access.

Planning Staff recommended approval subject to the findings and conditions outlined in the staff report, including compliance with applicable engineering, public works, building, and fire requirements; maintenance of the shared access easement; and the ability to require supplemental landscaping if necessary to mitigate impacts associated with the drive-through. Planning Staff determined that the proposal is consistent with the General Plan and surrounding zoning and that the proposed conditions would mitigate reasonably anticipated detrimental effects.

Chairman Hamilton opened the public hearing at 7:21 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:22 p.m.

Jeremiah Cover, 4G Development, introduced himself and Sabrina Wright, representing Chick-fil-A. He stated that they were excited about the project and available to answer any questions from the Planning Commission.

The Planning Commission had no questions for the applicant. Chairman Hamilton then brought the item back to the Planning Commission for any additional questions, comments, or concerns.

Motion: Commissioner Proctor moved to approve the Conditional Use Permit request by Kevin Watson, representing Chick-Fil-A, Inc, to authorize an "Accessory Drive Thru Facility" for the commercial development located at 967 N. Main Street, application number 2026063, based on the finding and subject to the conditions listed in the Staff Report dated September 1, 2026.

Commissioner Sloan 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.

6. **Public Hearing and Decision to consider a Conditional Use Permit request by Steve Mros, representing Awesome Auto Repair, to authorize the use of “Automobile Repair” to occur at the property located at 310 East 2000 North in the General Commercial (GC) zoning district on .73 acres.**

Ms. Anglin presented a conditional use permit application for automobile service and repair at an existing commercial property in the GC (General Commercial) Zone. The property has accommodated various commercial uses and is designated Light Industrial in the General Plan. Staff noted that the surrounding area contains a mix of commercial and industrial zoning and that automobile service and repair is also permitted in the Light Industrial districts. Planning Staff determined that the proposed use is compatible with the surrounding zoning, General Plan designation, and existing development pattern.

The site has existing parking areas and access from 2000 North and Progress Way. Planning Staff identified vehicle storage as a potential concern and recommended that vehicles awaiting repair, particularly those remaining on-site for extended periods, be stored within the existing fenced area at the rear of the property to minimize visibility. Planning Staff also recommended providing adequate off-street parking, including at least one ADA-compliant parking stall, and ensuring that any new lighting minimizes glare and light pollution, particularly for traffic along SR 36.

Planning Staff determined that the reasonably anticipated impacts could be adequately mitigated through the three proposed conditions and recommended approval of the conditional use permit.

During discussion, Commissioner Sloan asked whether the accessible parking requirement referred to an ADA-compliant stall, which Ms. Anglin confirmed. Commissioner Anderson asked where vehicles awaiting repair would be stored and whether they would be visible from the street. Ms. Anglin explained that long-term vehicle storage would be required to remain behind the existing fence at the rear of the property. The Planning Commission discussed the property's existing topography and screening and noted that vehicles are not readily visible from the street. Ms. Anglin clarified that the vehicle-storage condition was intended to address situations involving vehicles that may remain on-site for an extended period while awaiting parts or repairs.

Chairman Hamilton opened the public hearing at 7:29 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:29 p.m.

Steve Mros, the applicant, addressed the Planning Commission and stated that he was available to answer questions regarding the proposed use. In response to a question from the Planning Commission, Mr. Mros clarified that the proposal was an addition rather than a relocation.

Mr. Mros explained that the business had grown quickly and that the additional space was needed to accommodate the growth. He stated that the business did not anticipate adding significant lighting, as its existing security system provides adequate nighttime security. He also indicated that signage would consist of downward-facing, drop-lit signs. He confirmed that vehicles awaiting repair would be stored toward the rear of the property and not in front of the building.

Mr. Mros asked for clarification regarding the required accessible parking stall. Planning Staff explained that the requirement was for an ADA-compliant parking space and advised that the space must meet applicable ADA requirements, including any required dimensions, markings, and signage.

No further questions were raised by the Commission.

Motion: Commissioner Jensen moved to approve the Conditional Use Permit request by Steve Mros, to authorize the use of “Automobile Service and Repair” to occur at the subject property, application number 202669, based on the findings and subject to the conditions listed in the Staff Report dated September 1, 2026. Commissioner Sloan 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.

7. **Decision on a Preliminary Subdivision Plan request by Perry Homes, Inc., for the Compass Point Village 5 subdivision proposed to be located at 3072 N 400 West consisting of 181 residential lots on 21.75 acres in the Compass Point RSD zoning district.**

Chairman Hamilton reminded the Planning Commission and the public that Item No. 7 had been stricken from the agenda pending completion of the applicant’s work on the item.

8. **City Council Reports**

Councilman Gossett reported that the City Council recently approved architectural standards for commercial development, noting that the Planning Commission’s questions and feedback helped refine the standards before they were presented to the City Council.

He also reported that the City is investing millions of dollars in improvements to the wastewater facility. Additionally, the Compass Point Commercial Special District (CSD) was approved. Councilman Gossett also noted that the City Council approved an increase to the Planning Commission Members’ compensation for attending meetings. He thanked staff and the Planning Commission for their work and contributions to these items.

9. **Review and Decision – August 26, 2026 Planning Commission Meeting Minutes.**

There were no corrections to the minutes.

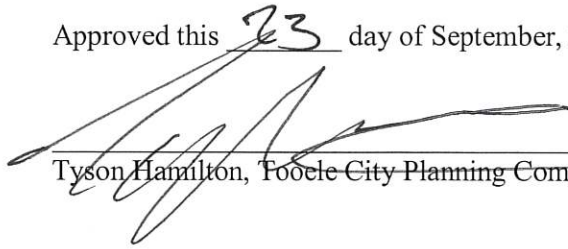
Commissioner Proctor moved to approve the August 26, 2026 Planning Commission Meeting Minutes. Commissioner Hammer seconded the minutes. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”, Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Nay”; and Chairman Hamilton, “Aye”. The motion passed 6-1.

10. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:36 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 23 day of September, 2026



Tyson Hamilton, Tooele City Planning Commission Chair