Tooele City Planning Commission
Business Meeting Minutes

Date: October 14, 2026
Time: 7:00 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

Planning Commissioners Present:
Chris Sloan
Jon Proctor
Tyson Hamilton
Amanda Cordova
Kelley Anderson

Excused:
Weston Jensen
Melanie Hammer

Absent:
Sarah Faircloth, Alternate
Frank Linford, Alternate

Council Member Liaisons:
Jon Gossett
Ed Hansen, Excused

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.

Following 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**

Commissioner Sloan, Present
Commissioner Proctor, Present
Commissioner Cordova, Present
Commissioner Anderson, Present
Chairman Hamilton, Present

Chairman Hamilton recognized the staff members present, including Councilman Gossett, Mr. Johnson, Ms. Young, Mr. Hansen, Ms. Anglin and Mr. Aagard and noted that Commissioner Hammer and Commissioner Jensen were excused.

3. **Public Hearing and Decision on a Conditional Use Permit request by Chris Podina, representing Tire Revolution/ Action Sound, to authorize the use of "Automobile Repair and Service" and "Accessory Outside Storage" to occur at the property located at 85 North Main Street in the General Commercial (GC) zoning district on 1.01 acres. Pursuant to Section 7-16-3 of the Tooele City Code, an automobile repair facility is permitted as a conditional use within the General Commercial (GC) zoning district.**

Ms. Anglin presented the conditional use permit request for an automobile service business proposed to operate within the existing commercial suite currently occupied by Action Sound. The proposed business would offer tire replacement, oil changes, minor vehicle repairs, and brake replacement, with both businesses operating within the same suite. She explained that Planning Staff needed additional site plan information, including a floor plan identifying the location and square footage of each proposed use, to document the business operations and verify compliance with parking requirements. Although the applicant had submitted a lease agreement for additional off-site parking, the floor plan remained necessary to complete the review.

Ms. Anglin explained that the primary concern was the proposed outdoor storage of used tires. The Fire Department determined that the proposed storage arrangement was unsuitable due to fire hazards, limited space between buildings, proximity to an emergency access road, and required setbacks. Planning Staff recommended tabling the application until the applicant could coordinate with the Fire Department to establish an acceptable method for storing or disposing of the used tires.

Ms. Anglin noted that the proposed use was generally consistent with the General Plan and surrounding commercial zoning. However, if the Planning Commission elected to approve the application, Planning Staff recommended conditions requiring the applicant to submit a floor plan and parking calculations, obtain Fire Department approval of the used tire storage or disposal method, install any new lighting to minimize glare and light pollution, and store vehicles awaiting repairs at the rear of the property behind the existing fence.

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 Sloan moved to table the application until all required information is provided and outstanding issues are resolved to the City's satisfaction, particularly the used tire storage plan, which must be approved by the Fire Department. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye",

Commissioner Cordova, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 5-0.

4. **City Council Reports**

Councilman Gossett reported that the City Council had conducted budget discussions and other business. He highlighted Paul Hansen's, City Engineer, presentation on water conveyance and depletion, noting that the item was approved and that public questions were addressed during the presentation.

5. **Review and Decision – September 23, 2026 Planning Commission Meeting Minutes.**

There were no corrections to the minutes.

Motion: Commissioner Proctor moved to approve the September 23, 2026 Planning Commission Meeting Minutes. Commissioner Cordova seconded the motion. The vote was as follows: Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye", Commissioner Cordova, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 5-0.

6. **Planning Commission Training – Subdivision and Site Plan Review and Approval Processes**

Chairman Hamilton excused those who were not required to attend the training at 7:14 p.m.

There were no minutes taken during the training.

7. **Adjourn**

Chairman Hamilton adjourned the meeting at 8:15 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 October, 2026

Tyson Hamilton, Tooele City Planning Commission Chair