Tooele City Planning Commission
Business Meeting Minutes

Date: October 28, 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
Sarah Faircloth, Alternate

Absent:
Frank Linford, Alternate

Council Member Liaisons:
Ed Hansen
Jon Gossett, Excused

Staff Present:
Andrew Aagard, Community Development Director
Anna Anglin, City Planner
Matt Johnson, City Attorney
Darwin Cook, Parks & Recreation Director
Paul Hansen, City Engineer
Teresa Young, Clerk/Minutes Composition

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.

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

Chairman Hamilton also recognized Commissioner Faircloth, Councilman Hansen, Ms. Young, Ms. Anglin, Mr. Aagard, Mr. Johnson, Mr. Cook, and Mr. Hansen.

3. **Public Hearing and Decision on a Conditional Use Permit request submitted by Darwin Cook, on behalf of the Tooele City Parks and Recreation Department, to expand the existing *Public Buildings, Facilities, and Parks* use to allow construction of a Clam Shell-style stage in the southern open space area of the property containing Pratt's Aquatic Center. The subject property is located at approximately 55 North 200 West within the R1-7 Residential Zoning District.**

Ms. Anglin presented a conditional use permit request submitted by Darwin Cook, representing the Tooele City Parks and Recreation Department, to construct a permanent clamshell-style stage in the City Park, near Pratt Aquatic Center at approximately 55 North 200 West. The proposed 2,100-square-foot structure would replace the temporary trailer-mounted stage currently used for community events, including Fridays on Vine and Fourth of July celebrations. The stage would include storage and dressing rooms, with no permanent seating; portable bleachers may be provided as needed. The proposed hours of operation would follow the park's existing hours of 6:00 a.m. to 11:00 p.m.

Planning Staff found the proposal consistent with the R1-7 zoning district and General Plan open space designation. Planning Staff recommended approval subject to two conditions: stage lighting must be directed toward the performance area to minimize light spill onto neighboring properties, and any future exterior lighting must be directed downward and properly shielded where practical. And, the applicant must also submit a revised site plan identifying the distance between the proposed stage and Pratt Aquatic Center.

Chairman Hamilton opened the public hearing at 7:07 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public meeting at 7:08 p.m.

Mr. Cook explained that the proposed permanent stage would be constructed in the same location as the existing temporary stage and would primarily be used for Fridays on Vine and other community events. He stated that the current stage is aging and would require repairs, so the City determined that investing in a permanent clamshell-style stage would be a better long-term option. The structure would include electrical components but no plumbing or restrooms, as those facilities are available in nearby buildings. Mr. Cook added that surrounding neighbors had been notified and that the City intends to be considerate of the neighborhood by adhering to park hours and being respectful of nearby residents.

Motion: Commissioner Proctor move we approve the Conditional Use Permit Request by Darwin Cook, Representing Tooele City Parks and Recreation Department, authorizing the use of "Public Buildings, Facilities, & Parks" located at 55 North 200 West, application number

2026082, based on the findings and subject to the condition listed in the Staff Report dated October 22, 2026. Commissioner Cordova 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 Hansen reported that the City Council had discussed the proposed Walmart drone delivery operation but had not moved forward due to concerns from residents and a lack of information regarding how the drones would operate and affect surrounding businesses. He noted that the City continues to receive emails from residents both supporting and opposing the proposal and expects the item to come back for further discussion. He also reported that the City Council approved the proposed change to the water depletion rate. Councilman Hansen added that the Council did not hold a meeting the previous week and confirmed that the next Planning Commission Meeting would be held on November 10 due to Veterans Day.

5. **Review and Decision – October 14, 2026 Planning Commission Meeting Minutes.**

There were no corrections to the minutes.

Motion: Commissioner Sloan moved to approve the October 14, 2026 Planning Commission Meeting Minutes. Commissioner Jensen 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.

Ms. Anglin reminded the Planning Commissioners that the next meeting would be held on Tuesday, November 10, due to Veterans Day falling on November 11. She confirmed that a quorum would be available and advised that the meeting agenda was expected to be lengthy, including the drone delivery discussion, several conditional use permits, a zoning amendment, and a preliminary plat approval.

6. **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 November, 2026

Tyson Hamilton, Tooele City Planning Commission Chair