

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, June 26, 2024

**Time:** 7:00 p.m.

**Place:** Tooele City Hall Council Chambers  
90 North Main Street, Tooele Utah

**Commission Members Present:**

Melanie Hammer  
Jon Proctor  
Chris Sloan  
Tyson Hamilton  
Weston Jensen  
Matt Robinson

**Commission Members Excused:**

Kelley Anderson  
Alison Dunn

**City Council Members Present:**

Maresa Manzione  
Ed Hansen

**City Employees Present:**

Andrew Aagard, City Development Director  
Jared Hall, City Planner  
Paul Hansen, City Engineer  
Roger Baker, City Attorney  
John Perez, Economic Development Director

Minutes prepared by Katherin Yei

Chairman Hamilton called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Hamilton.

**2. Roll Call**

Melanie Hammer, Present  
Tyson Hamilton, Present  
Weston Jensen, Present  
Chris Sloan, Present  
Jon Proctor, Present  
Matt Robinson, Present

Alison Dunn, Excused  
Kelley Anderson, Excused

**3. Review and Decision – Consider the application for Historic Landmark Designation of the Ritz Theater, located at 111 N. Main Street**

*Presented by John Perez, Economic Development Director*

Mr. Perez presented application for historic landmark designation for the Ritz Theater. These have been before the historic preservation committee. Once the application has been approved, it will go through the resolution process. This will help with preservation grants from the state. The Ritz does meet all three criteria in the City code, architecture requirements, and allows the City to apply for grants to help maintain and fix the Ritz.

The Planning Commission discussed thoughts in the criteria being subjective. As well as the property owner approving the historic designation.

**Commissioner Proctor motioned to approve the historic landmark designation for the Ritz.** Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Robinson, “Nay” and Commissioner Proctor, “Aye”. The motion passed.

**4. Review and Decision – Consider the application for Historic Landmark Designation of the Coleman Pond and Home, located at 461 S. Coleman Street**

*Presented by John Perez, Economic Development Director*

Mr. Perez presented application for historic landmark designation for the Coleman Pond and Home. This is private home and the homeowner did submit this application. The applicant feels this has significant contribution to the City, State, and Nation with the Church of Jesus Christ of Latter-day Saints history.

The Planning Commission discussed the architecture changes to this home. As well as the history being subjective to the LDS church and not the City, State, and nation.

**Commissioner Sloan motioned to approve.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Nay”, Commissioner Robinson, “Nay” and Commissioner Proctor, “Aye”. The motion passed.

**5. Review and Decision – Resolution 2024-01, adopting a policy regarding public comments at public hearings**

*Presented by Roger Baker, City Attorney*

Mr. Baker presented the policy for public comments at public hearings. The policy includes sign limitations, time limitations, and the intent of speaking on topics within the Commission’s jurisdiction.

**Commissioner Proctor motioned to approve Resolution 2024-01, adopting a policy regarding public comments at public hearings.** Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

#### **6. City Council Reports**

Council Member Manzione shared the following information from the City Council Meeting: The Council discussed the annexation agreement, approved the budget, adopted certified tax rate, and the policy for public comments. The Council had a discussion on water rights for the Perry Commercial Development.

#### **7. Review and Approval – Planning Commission Minutes**

There are no changes to the minutes.

**Commissioner Hammer motioned to approve the minutes.** Commissioner Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Nay”, Commissioner Robinson, “Nay” and Commissioner Proctor, “Aye”. The motion passed.

#### **8. Adjourn**

**Chairman Hamilton adjourned the meeting at 7:47 p.m.**

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this 10<sup>th</sup> day of July, 2024

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Tyson Hamilton, Tooele City Planning Commission Chair