

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, March 25, 2026** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecitey or searching for our YouTube handle **@tooelecitey**. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitey.gov any time after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Recommendation** on a proposed text amendment to Tooele City Code 7-26-3; Types of Water Rights Acceptable for Conveyance, regarding water rights exactions.
4. **Public Hearing and Recommendation** on a proposed text amendment to Tooele City Code 7-4-7; Parking Location, regarding the parking of operable motorized vehicles in the front and side yards of residential properties in single-family residential zoning districts.
5. **Public Hearing and Decision** on a Conditional Use Permit request by Trevor Jensen, representing Bit-N-Spur Riding Club and Rodeo, to authorize the continued use of an "open-air theaters and meeting places", located approximately at 240 West 500 North within the Open Space (OS) zoning district and encompasses approximately 15-acres.
6. **City Council Reports**
7. **Review and Decision** – *March 11, 2026* Planning Commission meeting minutes.
8. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Anna Anglin, Tooele City Planner, prior to the meeting at (435) 843-2132.

MEMORANDUM

To: Andrew Aagard, Community Development Director
From: Paul Hansen, P.E. City Engineer
Date: March 17, 2026
Re: Request for Planning Commission Consideration of Amending Tooele City Code Section 7-26-3 Regarding Water Rights Exactions

On August 8, 1998, the City Council adopted Ordinance 1998-31, which enacted a permanent land use ordinance requiring the conveyance of water rights as part of every land use approval, codified in Tooele City Code (T.C.C.) Chapter 7-26. As water resources become more scarce and difficult to develop, the City wishes to amend City Code 7-26-3 in order to clarify and expand the City's discretion to reject deficient water rights, including water rights not associated with a developed or identified developable water source, as shown below. The highlighted portions identify the proposed text additions to the existing Code.

7-26-3. Type of Water Rights Acceptable for Conveyance.

(1) Water rights proposed for conveyance to the City shall be municipal or municipal-type water rights. Prior to acceptance of such water rights, the City shall evaluate the rights proposed for conveyance and, in its discretion, may refuse to accept any right which it determines to be insufficient in annual quantity or flow rate, unsuitable for municipal use, not reasonably likely to be approved for change to municipal purposes within the City by the State Engineer, not associated with a developed or identified developable water source, or otherwise deficient. The City's refusal of such rights shall not constitute a waiver of, and shall not relieve an applicant from complying with, the requirements of this Chapter. In determining the quantity of water available under the water rights, the City will evaluate the priority of the water rights, the historic average quantities of water associated with the water rights, water source sufficiency, water quality, and other relevant factors. The City will require an approved application for the change of use and change of point of diversion, as applicable, with the State Engineer in order to quantify and verify the water rights.

Amendment to the Code as shown above, supports the City's position that water rights are a critical component of Tooele City's ability to provide culinary water service to the City's residents and businesses.

Please feel free to let me know if additional information is required, or if you have any questions.

Thank you for your help.



STAFF REPORT

March 18, 2026

To: Tooele City Planning Commission
Business Date: March 25, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Parking in Residential Zones – City Code Text Amendment Request

Applicant: Tooele City

Request: Request for approval of a City Code text amendment to Tooele City Code 7-4-7: Parking Location; regarding the parking of operable motorized vehicles in the front, rear and side yards of residential properties in single-family residential zoning districts.

BACKGROUND

There have been situations that have been brought to the City's attention where single-family residential properties in residential zoning districts are utilizing and essentially converting the front yards into vehicle parking lots. Some of these have one or two vehicles while others have up to twelve vehicles parking in their front yards. In almost all of these situations, none of the front yards are paved or otherwise covered in material that can prevent the percolation of automotive fluids into the soil. In response to these situations the City Council has directed City Staff to propose some ordinance amendments to possibly address some of these situations.

ANALYSIS

Purpose. Tooele City is seeing increasing incidents of front yards being converted into long term, permanent parking for operable vehicles. In most of these situations the front yards are not being paved and vehicles are being parked on bare soil or plant material. The conversion of front yards into parking areas destroys the landscaping of the front yard and creates an unappealing view from the public right-of-way, neighboring properties, and could serve to have a detrimental impact on neighboring property values. It is also known that vehicles do often leak automotive fluids such as motor oil, anti-freeze, power steering fluid, gasoline, and others while they are parked. When parked on bare earth these fluids are deposited into the soil and are permitted to percolate into the deeper soils over time and eventually could result in ground water contamination. Areas that are paved create an impermeable layer that protects the soils from contamination.

Tooele City does have ordinances regarding the storage of inoperable vehicles and where they can be stored on a residential site. This ordinance amendment does not have application to inoperable vehicles but is intended to create an enforcement mechanism for functional and registered vehicles.

Tooele City also has ordinances regarding the storage of recreational vehicles, toy haulers, recreational trailers, boats, UTVs and ATVs on residential properties. This ordinance amendment is intended to fill an area where the current ordinance is silent and that is operable operable and registered vehicles.

Tooele City also has ordinances regarding the parking of vehicles and RV units in the public right-of-way including the sidewalk and the park strip. Parking issues in the public right-of-way are enforced through the police department and are not a matter of zoning code enforcement. This ordinance amendment pertains only the private yard space located behind or adjacent to public rights-of-way.

Current Residential Parking Codes: Tooele City does have some established zoning codes that regulate some parking in residential zoning districts and they are as follows:

1. TCC 8-4-3: Definitions. This code defines what is an inoperable motor vehicle and how long such vehicle can remain in the open yard. The code also defines a “nuisance” to include wrecked and abandoned vehicles.
2. TCC 7-4-4: Number of Parking Spaces. This code defines the number of parking spaces required for single-family residential and two family residential units.
3. TCC 7-4-4: Parking Location. This ordinance restricts where RVs, boats, trailers, motor homes and so forth may be parked on residential properties.
4. TCC 7-4-4: Access Requirements. This ordinance defines drive approach widths, drive approach locations, and the number of drive approaches (circular drives and so forth).

These are all of the ordinances that would have any relevance to parking in single-family residential zoning districts. There are no codes that prohibit or otherwise regulate parking of fully operable vehicles. Under current ordinances, a property owner can literally fill their entire lot with motor vehicles and as long as they are operable and registered the City has no enforcement mechanism.

Other Cities: The City Council requested that staff research and learn what other cities have done in regards to front yard parking. Staff discovered that Salt Lake City, Clinton City, Midvale City, South Salt Lake City and Bountiful City all prohibit parking in the front yard to one degree or another. All of these cities require that parking areas are paved in either concrete, asphalt, gravel, pavers or other acceptable paving methods and prohibit the parking of vehicles on bare soil. Riverton City didn’t outrightly prohibit parking in the front yard but the City does require front yard landscaping and parking is enforced when landscaping is removed or damaged in favor of vehicular parking.

Proposed Ordinance Amendment: Staff has been working with the City Council for the past 5 months and has presented to the Council during their work session meeting various alternatives. The Council has provided feedback and the ordinance amendment presented to you represents the feedback received by the City Council. This, by no means, limits the Planning Commission’s input on this ordinance amendment. Although the Planning Commission is not the final authority on this ordinance, the Planning Commission may recommend changes, recommend what is being proposed, or recommend against the proposed ordinance amendment.

The exact language for the proposed amendment is included in Exhibit “A” attached to this staff report. A brief summary of the proposed amendments is listed below:

1. Create a Section 5 under ordinance 7-4-7: Parking Location; that will include language regulating the parking of vehicles in single-family residential zones.
2. The ordinance will limit the parking of vehicles to the driveway, the side yard adjacent to the driveway and the garage or car port and the rear yard.
3. The ordinance also provides some parking of vehicles in the side yard on the opposite side of the driveway if the proposed parking area meets certain criteria such meeting the access requirements as found in TCC 7-4-8-1: Access Requirements.
4. States that when a garage or carport is not present parking is limited to the same side yard as the driveway.
5. The proposed amendments issue an exemption from the front yard parking requirements for circular driveways as long as the circular driveway meets all of the access and drive approach requirements as found in TCC 7-4-8-1: Access Requirements.
6. The proposed amendments will require all parking areas to be paved.
7. Specifically states that parking shall be prohibited in the front yard area between the inside edge of the driveway and the front corner of the residential structure.
8. Staff also proposes to include a graphic representation of the portion of the front yard where parking is prohibited.

Pros and Cons: All new ordinances bring with them benefits and detriments. Staff does the best they can to anticipate some of these but not all potential impacts from a new ordinance can be identified. Here are some of the possible pros:

1. The ordinance will enable City staff to enforce situations where parking in the front yard is out of control or in a condition that is disruptive to residential neighborhoods where currently the City has no mechanism to enforce these situations.
2. The ordinance will help to maintain the residential integrity of the neighborhood which **may**, in turn, serve to help maintain property values and the sale and purchase of adjacent residential properties. Staff has not verified that front yard parking has any positive or negative impact on property values.
3. The ordinance will help protect the City's precious ground water supply as the City relies on wells that tap into the deep aquifers to maintain its water system. The ground water should be protected as much as possible.
4. The ordinance maintains at least 80% of the lot (not counting building footprints) to be utilized as vehicular parking for the residents including the entire rear yard.

Here are some of the cons:

1. May create some non-conforming situations. All new ordinances result in non-conformities. Non-conforming uses are protected by Tooele City Code 7-3. However, sometimes the City gets put in the middle of a "he said, she said" situation when trying to determine if a use is legal non-conforming or non-conforming. Sometimes these situations are not easy to resolve and results in the City being used a weapon between feuding neighbors.
2. Enforcement of this ordinance will result in more work for an already busy Code Enforcement officer.
3. Mitigation if the property owner refuses to come into compliance. Who removes the vehicles? Does the City need a warrant to remove private property? Where are the vehicles taken?
4. Greater intrusion on the private property rights of Tooele City residents resulting in resentment of City government.

Accessory Dwelling Unit Parking. Tooele City Code 7-14a requires that all established ADUs shall provide one parking space. It is anticipated that this ordinance will not prevent this requirement from being satisfied.

Enforcement. Enforcement of Tooele City Code Title 7 is generally done through civil fines and are enforced using the procedures and processes as indicated in TCC 8-4-7. Civil Penalties. Typically the first fine is \$50.00, the second fine is \$200.00 and the third if \$500.00. Fines are only assessed after attempts by the Code Enforcement Officer to rectify the compliance issue have been made without any positive result. If the fines do not result in compliance the issue would then be forwarded to the City Attorney's office for further action and possible mitigation. The proposed amendments do not provide any additional enforcement mechanisms, penalties or means of mitigation of violations.

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Sections 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
 - (a) The effect of the proposed amendment on the character of the surrounding area.
 - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
 - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.

- (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
- (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
- (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division does not have any additional comments above and beyond what is included in the body of this staff report.

Engineering & Public Works Review. The Tooele City Engineering Division and Public Works Division have reviewed the proposed ordinance amendment have expressed their support of the proposal.

Fire Department. The Tooele City Fire Marshall has reviewed the proposed ordinance amendment and has expressed their support of the proposal.

Noticing. The applicant has expressed their desire to amend the City Code and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a City Code Text Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application’s consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application’s consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application’s impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application’s impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Parking in Residential Zones Text Amendment request by Tooele City for the purpose of amending the Tooele City Code regarding the parking of motor vehicles in front, side and rear yards of residential properties, as found in Tooele City Code 7-4-7, and to include Figure 7-4-7 in the ordinance.

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Parking in Residential Zones Text Amendment request by Tooele City for the purpose of amending the Tooele City Code regarding the parking of motor vehicles in front, side and rear yards of residential properties, as found in Tooele City Code 7-4-7, and to include Figure 7-4-7 in the ordinance.

1. List findings ...

EXHIBIT A

PROPOSED ORDINANCE AMENDMENTS

7-4-7. Parking Location.

(4) Parking of Recreational Vehicles in Residential Zones. Personal recreational vehicles, including but not limited to trailers, boats and watercraft, travel trailers, utility trailers, and motor homes parked in residential zones shall be parked on a hard surfaced area behind the front wall plane of the primary structure on the same property. Parking for such vehicles within residential developments approved with off-street recreational vehicle parking areas shall be allowed within those recreational vehicle parking areas only.

(5) Parking of Vehicles in Residential Zones. Parking of vehicles shall be limited to the following:

A. The established driveway and to the side yard adjacent to the driveway, garage or car port, as well as the rear yard. Vehicle parking may be permitted in the side yard opposite to the driveway if the parking complies with the following:

1. There is direct access to a detached accessory garage behind the home on the same side of the lot.
2. The parking spot and access lane are paved as per this code section.
3. The drive approach meets the requirements of TCC 7-4-8-1; Access Requirements, regarding drive approach widths and locations.
4. The parking does not otherwise violate any other laws or regulations.

B. Where a garage or car port is not present parking shall be permitted only on the same side yard as the driveway.

C. Circular drives are exempt from front yard parking restrictions as long as the circular drive complies with the access requirements as found in TCC 7-4-8-1.

D. All parking areas in the front yards, side yards and rear yard shall be paved with concrete, asphalt, gravel, pavers or other similar paving methods.

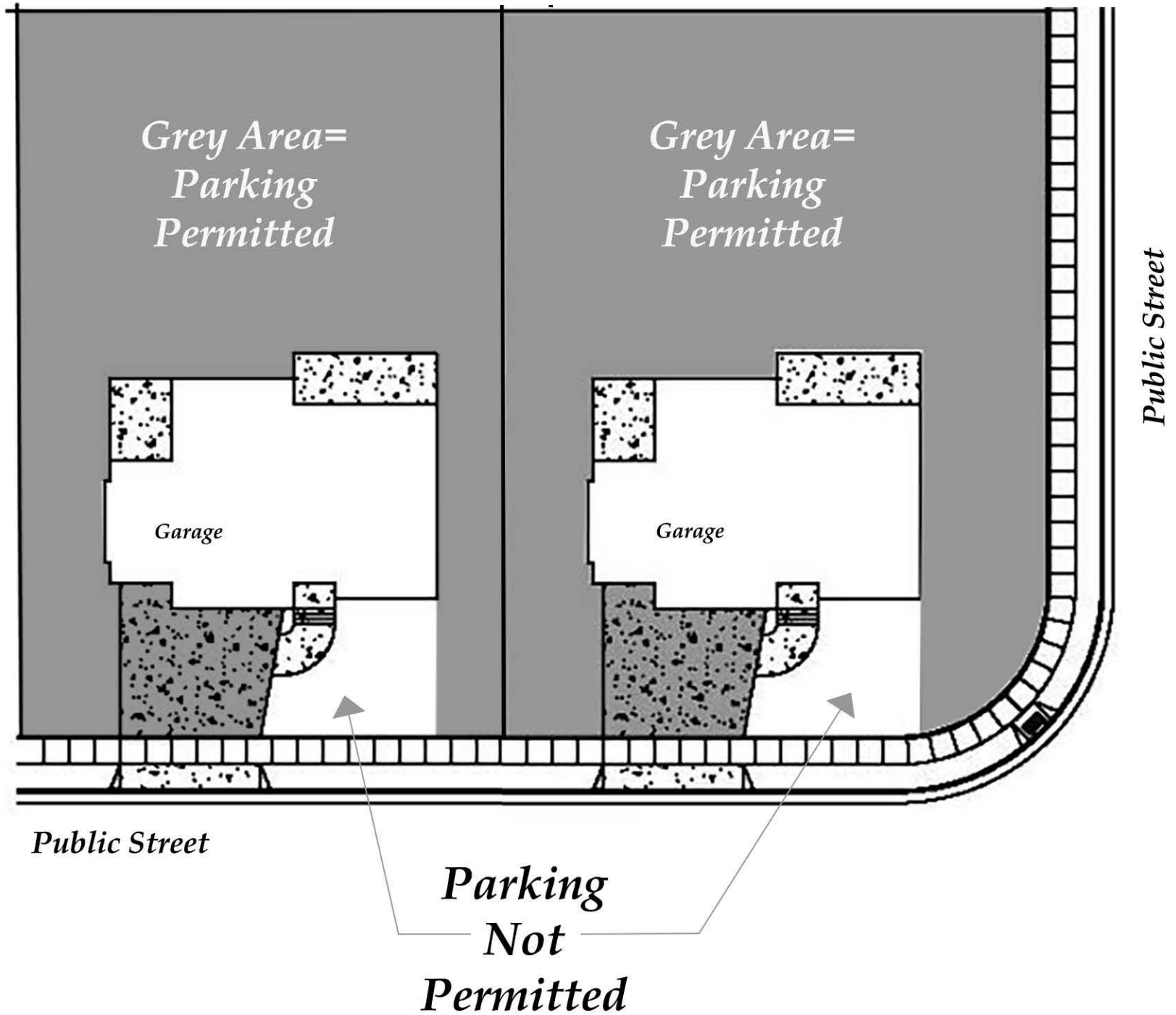
E. Parking of vehicles shall be prohibited in the front yard area between the inside edge of the driveway and the front corner of the residential structure (see graphic).

EXHIBIT B

FIGURE 7-4-7

Interior Lot Parking

*Corner Lot Parking**



**On corner lots where the garage or carport is adjacent to the side street the same parking scenario would apply*

STAFF REPORT

March 20, 2026

To: Tooele City Planning Commission
Business Date: March 25, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin, City Planner / Zoning Administrator

Re: Bit and Spur (Tractor Shed) – Conditional Use Permit Request

Application No.: 2026018
Applicant: Trevor and Christa Jensen
Project Location: 240 West 500 North (Parcel# 02-068-0-002; 02-053-0012; & 02-068-0-001)
Zoning: Open Space (OS) Zone
Acreage: 15-Acres (Approximately 653,400 ft²)
Request: Request for approval of a Conditional Use Permit in the Open Space zone to authorize the use of “open-air theaters and meeting places” to occur on the property.

BACKGROUND

The applicant is requesting approval of a Conditional Use Permit (CUP) for approximately 15-acres located at 240 West 500 North, situated on the southwest corner of 600 North and 200 West. The subject property is currently zoned Open Space Zone and is owned by the City, with the applicant leasing the site.

The request seeks to authorize the continued use of the property for “open-air theaters and meeting places,” a use the applicant states has been in operation at this location since 1945. However, based on available City records, there is no documentation confirming that a Conditional Use Permit was ever formally approved for this use. The applicant likewise was unable to provide evidence of prior approval. The ordinance most likely has changed over the years and this conditional use permit is to bring the use of the property into compliance.

In addition to seeking conditional use approval to recognize the existing use, the applicant has also submitted plans to construct a tractor shed on the property. This proposed structure would expand a conditional use that has not previously been approved by the City. Because the shed will be located on City-owned property, it must be approved by the City Mayor. Although former Mayor Debbie Winn previously authorized the construction of a shed on the site, both the structure and its use remain subject to all applicable City ordinances and land use regulations. Accordingly, approval of a Conditional Use Permit is necessary to ensure compliance with current zoning and development standards.

Because the use qualifies as a conditional use within the Open Space Zone, and because any expansion of such a use requires formal authorization, the applicant must obtain Conditional Use

Permit approval to legitimize the existing use and to allow for the proposed addition of the tractor shed.

ANALYSIS

General Plan and Zoning. The General Plan Land Use Map designates the subject property as Open Space, and it is currently zoned accordingly. Surrounding zoning classifications include R1-7 Residential to the north and east, Open Space to the west, and a combination of R1-7 Residential and MRI 8 zones to the south. Relevant mapping for this request is provided in Exhibit “A” of this report.

The applicant plans on continuing the existing use to operate the rodeo grounds facility for the community. A rodeo grounds facility is classified as “open-air theaters and meeting places” by Tooele City ordinance.

“Theater, Outdoor - A facility for outdoor performances where the audience views the production from automobiles or while seated outside.”

Site Plan Layout. This is an existing site with existing parking and structures. The aerial photograph should demonstrate the conditions available on the site. The applicant will need to obtain a building permit to construct the tractor shed.

Parking. As long as the applicant continues the current use of the existing facility, staff does not anticipate any increase in parking demand. An annual Fourth of July rodeo is held on-site as a special event and will continue as such, with the usual arrangements implemented for these occasions.

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;

- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff identified detrimental effects this application, should it be approved, may impose upon adjacent and nearby persons and property:

1. None have been determined at this time.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request with the following comment:

1. As long as the applicant maintains the existing use on the site staff has no concerns with the proposal.

Engineering and Public Works Division Review. The Tooele City Engineering and Public Works Divisions have not reviewed this Conditional Use Permit submission due to the use being existing and is established at this location.

Tooele City Fire Department Review. The Tooele City Fire Department have not reviewed this Conditional Use Permit submission due to the use being existing and is established at this location.

Noticing. The applicant has expressed their desire to obtain the Conditional Use Permit for the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Trevor and Christa Jensen, application number 2026018.

This recommendation is based on the following findings:

1. The use meets the intent, goals, and objectives of the Tooele City General Plan.
2. The use meets the requirements and provisions of the Tooele City Code.
3. The use will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The use conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development and the conditional use approval would not affect or cause changes to the public services in the area.
6. As long as the applicant maintains the existing use on the site staff has no concerns with the conditional use approval.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Trevor and Christa Jensen, to authorize the use of “open-air theaters and meeting places” to be conducted on property located at 240 West 500 North, application number 2026018, based on the findings listed in the Staff Report dated March 20, 2026:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Trevor and Christa Jensen, to authorize the use of “open-air theaters and meeting places” to be conducted on property located at 240 West 500 North, based on the following findings:”

1. List findings...

AERIAL VIEW

600 North

Proposed
Shed Location



TOOELE CITY CORPORATION
02-9679-0009
R095973

TOOELE CITY CORP
02-9683-0-0001
R020425

TOOELE CITY CORP
02-9683-0-0002
R005990

TOOELE CITY CORP
02-9533-0-0012
R003728

TOOELE CITY
20-9683-0-0002
R095335

HENWOOD TRAILER PARK LLC
02-9654-0-0005
R011465

HENWOOD TRAILER PARK LLC
02-9654-0-0003
R026204
Tacoma Dr

MARTIN B. HINKEL, JR.
02-9524-0-0025
R001360

FAUSEY TRUTH
02-9629-0-0013
R012673

HANSEN JACOB E
02-9533-0-0018
R095888

GOODRICH ZACHARY
02-9533-0-0002
R001445

GERALD D. HOWSDEN, JR.
02-9533-0-0016
R051097

GERALD D. HOWSDEN, JR.
02-9533-0-0016
R051097

FAUSEY TRUTH
02-9629-0-0013
R012673

SORENSEN
02-9629-0-0013
R012673

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Conditional Use Permit Application

Community Development Department
 90 North Main Street, Tooele, UT 84074
 (435) 843-2132 Fax (435) 843-2139
www.tooelecitey.gov



Notice: The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted **well in advance** of any anticipated deadlines.

Project Information					
Date of Submission: 2/19/26		Current Zoning:		Parcel #(s): 2026018 02-068-0-0002	
Project Name: Tooele Bit N Spur Tractor Shed				Acres:	
Project Address: 240 W. 500 S.				Units:	
Project Description: Barn structure , Tractor Shed					
Current Use of Property: Rodco Arena + Clubhouse					
Property Owner(s): Tooele Bit N Spur			Applicant(s): Christa Jensen		
Address: 240 W 500 S			Address: 899 Tanglewood Rd		
City: Tooele	State: UT	Zip: 84074	City: Erda	State: UT	Zip: 84074
Phone: 801-694-8830			Phone: 801-694-4613		
Contact Person: Trevor Jensen			Address: 899 Tanglewood Dr		
Phone: 801-694-8830			City: Erda	State: UT	Zip: 84074
Cellular: 801-694-4613	Fax:		Email: trevorjensen@gmail.com		
Signature of Applicant: Christa Jensen					
Date 2/19/26					

*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

** By submitting this application form to the City, the applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

For Office Use Only			
Fee: \$600.00	Received By: [Signature]	Date Received: 3.5.26	Receipt #: 2260058 835519

Conditional Use Permit Application Checklist

Incomplete applications will not be accepted or held.

All required items shall be submitted.

Submission Requirements

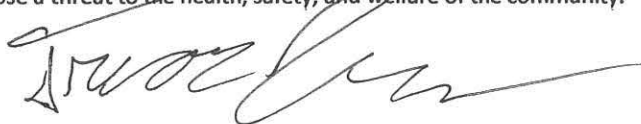
- ✓ Application Fee
- ✓ Completed Application Form
- ✓ List of names and complete mailing address labels **obtained from the Tooele County Recorder's Office**, for all property owners of each parcel or lot located within 200 feet of the outside boundary of the subject property.
- ✓ Accurate scale electronic drawings of the application's proposal in PDF format showing at least:
 - Existing & proposed streets
 - Existing & proposed buildings - *site*
 - Property lines
 - Existing & proposed uses
 - Driveways
 - Pedestrian walkways
 - ~~Off-street parking~~
 - Off-street loading areas
 - Landscaped areas & property features
 - North arrow & name of project.
 - *Date of drawings.*
 - Labeled adjacent property owners & uses within 100' of subject property. *NA*
 - Existing topography - *Google*
 - *If design drawings are prepared for the application, electronic copies also need to be submitted in AutoCAD format and one set of plans printed to 11"x17"*
- ✓ Additional documentation, as appropriate, pertinent to the application. *- Letter from Mayor*
- ✓ Such information, plans, maps, diagrams, and information that may be necessary to assure full presentation of facts for the record and to assist the Planning Commission in making a determination.
 - Commercial applicants must provide full color elevations of the project, color landscaped drawings, and an accurate color board.
 - Day care/preschool home occupation applicants must provide a letter stating hours of operation and number of children desired (8 maximum allowed), and a drawing of the lot and floor plan of home areas to be used for the business.

- Floor plan & elevations

Application Review

The purpose and intent of a Conditional Use Permit is to allow compatible uses in zoning districts which are related to the permitted uses in the zoning district, and may be suitable and desirable only by compliance with conditions specified by the Planning Commission. All Conditional Use Permit applications will be heard by the Planning Commission. Applications must be complete and filed with the Community Development Department no sooner than 15 days prior to the Planning Commission meeting. The Planning Commission will consider the following as they relate to the proposed Conditional Use Permit:

1. The proposed use is necessary or desirable to **provide** a service or facility which will contribute to the general well-being of the community and the neighborhood;
2. The location of the proposed use is compatible to other land uses in the general neighborhood and does not place an undue burden on existing transportation, utilities, and service facilities in the vicinity;
3. The site is of sufficient size to accommodate the proposed use together with all yards, open spaces, walls, and fences, parking and loading facilities, landscaping, and such other improvements as required by this code;
4. The site will be served by streets of sufficient capacity to carry the traffic generated by the proposed use;
5. The proposed use, upon compliance with all conditions imposed will not significantly affect other property or potential development in the vicinity, or the health, safety, convenience, or general welfare of the community
6. The proposed use, upon compliance with all conditions imposed, will not significantly increase traffic, light, odor, noise, or environmental pollution generated in the vicinity;
7. The architectural design of proposed use, upon compliance with all conditions imposed, will not significantly vary from the architectural characteristics of other structures in the vicinity; and
8. The proposed use will not involve materials which are determined by the Tooele City Fire Chief to be hazardous, dangerous, or otherwise pose a threat to the health, safety, and welfare of the community.



Request for Surrounding Property Owners

Description: Please allow our mapping department 2 business days to complete your request	Created by:	christa jensen
	Created on:	February 19, 2026
	Status:	Closed
	Case ID:	px32q8ah

Submit Request Information

Completed by christa jensen on February 19, 2026 at 03:25 PM MST

Property Address	240 500 North, Tooele, Utah 84074
Parcel #	02-068-0002
Contact Information	christadjensen@gmail.com 8016944613
Please choose one of the following	200-foot radius includes mailing labels / maps
How do you want your boundary map and mailing labels sent to you? <i>NOTE: If you choose to have your labels emailed to you, you are responsible for printing them before submitting them to the city.</i>	Pick up in person



Mayor Debbie Winn | Tooele City Corporation

90 North Main Street | Tooele, UT | 84074

Ph: (435) 843-2104 | dwinn@tooelecitey.gov Web: www.tooelecitey.gov

Connect with Tooele City: [Facebook](#) | [Twitter](#) | [Instagram](#)

From: Trevor Jensen <trevor@crlighting.net>

Sent: Monday, June 2, 2025 3:09 PM

To: Debbie Winn <dwinn@tooelecitey.gov>; Shilo Baker <ShiloB@tooelecitey.gov>

Subject: Tooele Bit & Spur

[External Email]

Dear Mayor Winn,

My name is Trevor Jensen, and I am with the Tooele Bit & Spur Riding Club.

We are in the process of applying for a building permit for a storage building on the rodeo grounds, located at [240 W 500 N, Tooele, UT 84074](#).

The building official informed us that because Tooele City owns the property, and our club leases it, we require your permission to proceed with the permit application.

For your reference, I have attached a copy of our lease agreement with the city. As you can see in the document, it states that we are permitted to construct buildings and make improvements to the grounds, provided all requirements are met.

christajensen-christadjensen@gmail.com

Fwd: Tooele Bit & Spur

1 message

Trevor Jensen <trevor@crlighting.net>
To: christa jensen <christadjensen@gmail.com>

Wed, Feb 18, 2026 at 8:03 PM

See Mayor Winn's email below.

TREVOR JENSEN | Operations Manager

380 King St. Layton, UT. 84041

P. 801-544-1533 ext. 217 C. 801-694-8830

CR Lighting & Electric, Inc.

----- Forwarded message -----

From: **Debbie Winn** <dwinn@tooelecitey.gov>

Date: Mon, Jun 2, 2025 at 4:54 PM

Subject: RE: Tooele Bit & Spur

To: Trevor Jensen <trevor@crlighting.net>, Shilo Baker <ShiloB@tooelecitey.gov>

Cc: Andrew Aagard <AndrewA@tooelecitey.gov>, Brad Alder <brada@tooelecitey.gov>

Trevor,

First let me thank you for the improvements to the Bit & Spur rodeo grounds! You have my permission to proceed with the building of your storage facility. I have cc'd our Community Development Director and Building Official on this email. If you need anything further, please let me know. Thank you!

Mayor Debbie Winn



2025 KJ K4525 45 ft x 25 ft Metal Garage Storage Building (Unused)

KJ Unused 45FT*25FT Double Garage Steel Barn Shed

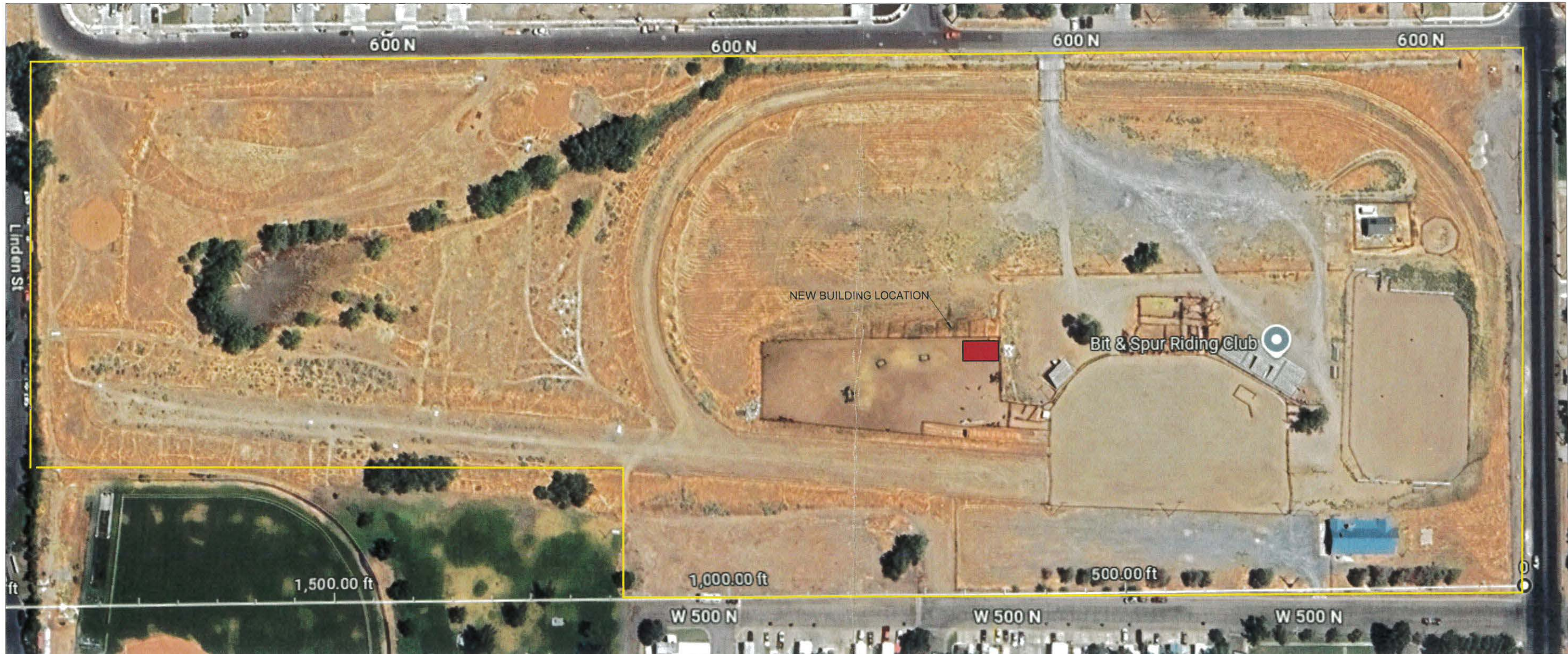
Model: K4525
Installation instructions are included in the box.

SPECIFICATIONS

- Overall dimensions: 45FT(L) x 25FT(W) x 14FT(H)
- Material: 14 Gauge "Tropical" 2" Square Tube
- Top under-trace
- 14 Gauge 1" x 1" Galvanized T-Post
- Steel Metal Clamps: 38 Gauge
- Storage capacity: Approx. 112 bags
- Wall height: 105.5"
- Two frame doors open: 102" (W) x 102" (H) (excluding doors)
- With one side entrance door
- Roof with rainwaterman
- Reference snow load: 430 PSF
- Reference wind load: 175 MPH
- Color: Green
- Steel appearance: different colors
- Service life: 15-20 years

Features & Advantages
Advanced smart connecting brackets easy for installation
Heavy duty
Use much more thicker material than other competitors at the site

CE
RITCHIE BROS.



REVISIONS	
1	
2	

240 WEST
500 NORTH

TOOELE, UT 84074

SITE PLAN

SCALE: 1" = 135'-0"
NOVEMBER 07, 2025

**Tooele City Planning Commission
Business Meeting Minutes**

Date: March 11, 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
Amanda Cordova
Tyson Hamilton
Weston Jensen
Kelley Anderson
Sarah Faircloth, Alternate

Excused:

Frank Linford, Alternate

Council Member Liaisons:

Dave McCall
Jon Gossett, Excused
Ed Hansen, Excused

Staff Present:

Andrew Aagard, Community Development Director
Anna Anglin, City Planner
Matt Johnson, City Attorney
Chief Adrian Day
Angela Valdez, IT Intern

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

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

2. **Roll Call**

Melanie Hammer, Present
Chris Sloan, Present
Jon Proctor, Present
Amanda Cordova, Present
Sarah Faircloth, Present
Weston Jensen, Present
Kelley Anderson, Present
Tyson Hamilton, Present

3. **Recommendation on a proposed text amendment to Tooele City Code 7-9-2; Recreational Vehicles and Recreational Vehicle Parks, regarding the accommodation of recreational vehicles in parking lots**

of non-profit 501-c3 organization whose purpose is to assist persons who are unhoused (tabled from February 25, 2026 Planning Commission Meeting).

Mr. Aagard reminded the Planning Commission that the proposed ordinance has been discussed over the course of three meetings. At the previous meeting, the item was tabled to allow time for additional information and revisions. Edits to the ordinance were made by Chief Day and the City Attorney, and those updates were included in the meeting packet, with the City Attorney's changes highlighted. Mr. Aagard indicated the item is now ready for a recommendation from the Planning Commission so it can proceed to the City Council.

Chief Day reviewed the revisions and explained that Commissioner Linford had suggested implementing a reporting system whenever an RV is staying at the facility. This would allow staff to track the two-week stay limit more effectively rather than relying on visual monitoring. Facility staff indicated they are willing to provide notifications when RVs are present. Chief Day also noted that the ordinance allows for a maximum of two recreational vehicles at any given time and discussed the possibility of monitoring repeat use within a six-month period.

Chief Day considered an alternative location behind the facility near the Tooele County Housing Authority parking area; however, he stated he could not recommend placing RVs there because it is less visible and does not have camera coverage. He explained that keeping RVs in the front area allows for better visibility and monitoring, which can help prevent issues that may arise when areas are out of sight.

During Planning Commission discussion, planning commissioners clarified that the proposal allows for two RV spaces rather than three. Planning Commissioners also asked about language in the ordinance referencing a 501(c)(3) designation; Mr. Aagard explained that the version including that language was part of the original document and that the updated versions in the packet had removed it.

Planning Commissioners discussed additional considerations, including the timeframe for RV stays, screening or visibility of the RVs from neighboring properties, and whether licensing and insurance requirements would be enforced. Chief Day explained that licensing and registration are generally not enforced on private property, though they are enforced on public rights-of-way and city property. He reiterated that he prefers the RVs remain visible rather than screened to allow for better oversight and safety monitoring.

Motion: Commissioner Sloan moved to approve a positive recommendation to the City Council for recreation vehicles location and use amendment. The request by Tooele City for the purpose of amending Tooele City Code 7-9-2 recreational vehicles and recreational vehicle parks to limit the use of recreational vehicles for temporary housing. Commissioner Cordova seconded the motion.

Commissioner Sloan clarified that his motion did not include the final line referencing the requirement for a nonprofit 501(c)(3) recommendation. Commissioner Cordova indicated agreement with the motion as clarified.

Commissioner Anderson asked whether the motion could be amended to include a requirement that a report be submitted to the City Police Department. Commissioner Sloan and Commissioner Cordova accepted the amendment to 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”. Motion passed 7-0.

4. **Public Hearing and Decision on a Conditional Use Permit request by Suzanne Jameson representing Buy Right Enterprise to authorize the use of “Automobile Sales and Rental” to occur at the property located at 397 N Main Street in the GC General Commercial zoning district on .26 acres.**

Miss Anglin presented information regarding a proposed second location for Buy Right Enterprise at the southwest corner of Main Street and 400 North. Their first location, near City Hall, has been in operation for approximately five years. The existing commercial property under consideration has previously been used for various commercial activities, most recently an auto glass repair and sales business, and has been vacant since. The property is considered legal nonconforming under city code due to it not meeting today’s ordinance requirements, but is allowed to continue operations as long as no structural or site changes are made.

Staff outlined several recommended conditions of approval. Any new site lighting must be cabinet-style and directed onto the property to avoid impacting neighboring residential areas. Ancillary activities such as car detailing or interior cleaning may be allowed, but the property is not approved as a full auto repair shop or car wash unless proper water rights and code requirements are met. The site must retain the existing accessible parking stall and provide a minimum of three off-street customer parking spaces in convenient locations near the building entrance.

Staff then presented visual references of the property, including bay doors for potential auto detailing.

Chairman Hamilton opened the public hearing at 7:18 p.m.

Lorraine Mascarenes, a resident directly west of the proposed site, expressed concerns regarding the new lighting and site maintenance. She asked whether the lighting would be on timers and how bright it would be, noting that it could affect the four bedrooms on the west side of her home. She also raised concerns about the grassy areas around the property, asking if they would be properly maintained as grass rather than weeds, and noted past issues with overgrown weeds and potential fire hazards during events such as the Fourth of July.

Juanita Talas, a resident at 391 North Main located directly behind the proposed site, expressed concerns about access and safety. She noted that the proximity of the building to her property, combined with a bus stop in front, raises the potential for vehicle or pedestrian accidents. She also stated that she declined a request from the applicant to use her driveway for parking.

Kip Mautner, a resident owning two houses just north on 400 North, expressed concerns about parking and traffic. He noted that if the proposed site does not provide adequate on-site parking, vehicles may park on nearby streets, making it difficult for residents to access their driveways. He referenced previous issues with a former auto glass business at the location, which had limited the number of cars on-site, and emphasized that traffic and congestion remain his primary concerns.

Cameron Shewmake, a resident living in the same house as Juanita Talas, expressed concerns regarding parking and lighting. He noted the need for at least one open parking space to accommodate his elderly grandfather and visiting therapists who provide daily care and physical therapy. He also expressed concern that the proposed site lighting could shine into his grandfather’s bedrooms, potentially affecting their ability to sleep. These were his primary concerns regarding the proposed site.

Karen Mautner, a resident of the two houses on the north side of 400 North, expressed concerns regarding the hours of operation and parking for the proposed site. She asked about the days and times the business would be open and how many cars would be allowed on-site, noting that insufficient parking could result in vehicles being parked on the street, making it difficult for residents to access their homes.

Seeing no other members of the public coming forward. Chairman Hamilton closed the public hearing at 7:26 p.m.

Miss Anglin, addressed questions regarding the proposed second location in the absence of the applicant. Commissioners and staff discussed conditions to mitigate impacts on neighboring properties, including exterior lighting, safety, fencing, hours of operation, and parking. Downward-directed lighting was recommended in the staff report, and staff suggested additional measures such as timers, warmer light temperatures, and dark-sky compliance to reduce intrusion into neighboring residences. Signage could potentially be added in an attempt to prevent vehicles from blocking driveways, and code enforcement would address weeds at the rear of the property; however, additional landscaping could not be mandated.

Ms. Anglin noted the property has existing nonconforming rights, and the use as a car dealership is allowed. Steel fencing exists, but opaque fencing could be required for additional screening. Planning Commissioners discussed hours of operation and agreed the site would operate only during normal business hours, with the potential to extend an hour after dark. Parking was a primary focus; all parking must remain on-site, and vehicles cannot block driveways, sidewalks, or public right-of-way. The lot can accommodate the required three customer parking spaces, including one accessible stall, and the grassy or landscaped areas cannot be used for vehicle display. Planning Commissioners also discussed vehicle placement within the lot to ensure safe access and circulation.

The discussion concluded that these measures would address safety, lighting, parking, and neighborhood impacts while maintaining compliance with the city's nonconforming use regulations.

Councilman McCall raised a concern regarding lighting at the proposed site, noting that car dealerships are typically well-lit. He asked whether a condition could be added to ensure that exterior lighting is directed onto the vehicles and the property, but away from neighboring homes, to minimize impacts on adjacent residents. Ms. Anglin confirmed that the lighting is required to point toward the dealership property, and a condition could be added to maintain that orientation.

Before making his motion, Commissioner Sloan explained that he was struggling with the decision. He noted for the public in the audience, that conditional use permits are narrowly focused and can only be denied if there is a concern that cannot be mitigated. Since he felt solutions existed to address the potential impacts, he indicated he would proceed with making the motion.

Motion: Commissioner Sloan moved to approve the Conditional Use Permit request by Suzanne Jameson to authorize the use of automobile sales and rental at the subject property, Application #202612, based on the findings and subject to the conditions listed in the staff report dated March 5, 2026. He emphasized condition number one as recommended by staff: all new site lighting installed on the building shall use cabinetry or be designed to direct light downward onto the site. All site lighting installed around the perimeter of the property shall also be directed downward, away from neighboring residences. An additional condition prohibits off-site parking; no parking will be allowed on any of the streets surrounding the site. Landscaping areas must be maintained in conformance with Tooele City ordinance. Finally, the number of vehicles displayed on-site shall be limited to ten, which includes cars for sale and does not include customer vehicles. Commissioner Proctor seconded

the motion.

Commissioner Sloan advised residents that if anyone is parking in their right of way Tooele City Police should be called as it is in violation of the conditional use permit.

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”. Motion passed 7-0.

5. **City Council Reports**

Councilman McCall provided an update regarding the recent City Council Meeting. There was discussion on a proposed amendment to Tooele City Code 7-4-7, which addresses parking limitations in residential zoning districts, including front-yard, side-yard, and back-yard parking. He noted that the amendment is intended to clarify what types and amounts of parking are allowed, whether areas need to be paved or landscaped, and to address ongoing issues with overcrowded residential parking, including multiple vehicles in yards and on streets. Councilman McCall highlighted that the amendment is a response to observed problems in the community and that the Planning Commission will review it at the next meeting. He emphasized that the discussion stems from broader challenges such as housing affordability and residents storing vehicles due to limited space.

6. **Review and Decision – February 25, 2026 Planning Commission Meeting Minutes.**

There were no corrections to the minutes

Motion: Commissioner Proctor moved to approve February 25, 2026 Planning Commission Meeting Minutes. Commissioner Anderson 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”. Motion passed 7-0.

7. **Adjourn**

Commissioner Hammer motioned to adjourn. Time of adjournment was 7:50 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 _____ day of March, 2026

Tyson Hamilton, Tooele City Planning Commission Chair