

## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, April 8, 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](http://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](mailto: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 Decision** Steve Mros on behalf of Suzanne Jameson, (property owner), to authorize the use of "Automobile Service and Repair" to occur at the property located at 397 N Main Street in the General Commercial (GC) zoning district on .26 acres.
4. **City Council Reports**
5. **Review and Decision** – March 25, 2026 Planning Commission meeting minutes.
6. **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.

**STAFF REPORT**

April 3, 2026

**To:** Tooele City Planning Commission  
Business Date: April 8, 2026

**From:** Planning Division  
Community Development Department

**Prepared By:** Anna Anglin, City Planner/ Zoning Administrator

**Re: Awesome Auto Repair Shop – Conditional Use Permit Request**

Application No.: 2026023  
Applicant: Steve Mros  
Project Location: 397 North Main Street  
Zoning: GC General Commercial Zone  
Acreage: .26 Acres (Approximately 11,325 ft<sup>2</sup>)  
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone to authorize the use of “Automobile Service and Repair” to occur at the subject property.

**BACKGROUND**

This application requests approval of a Conditional Use Permit for approximately 0.26 acres located at 397 North Main Street. The property is currently zoned GC (General Commercial). The applicant is seeking approval to allow automobile repair services at the subject property.

Previously, the property owner applied for and received approval of a Conditional Use Permit for an automobile dealership on March 11, 2026. However, the owner has since decided to lease the property to Mr. Mros for use as an auto repair shop called Awesome Auto instead. Both the previously approved dealership and the proposed auto repair use require Conditional Use Permit approval by the Planning Commission.

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Community Commercial land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. The subject property is surrounded on all sides by properties bearing the GC General Commercial zoning district, however, the adjacent properties are utilized as residential and are therefore considered legally non-conforming residential uses in the GC zoning district, meaning, they are legal but they do not conform to the zoning. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

This is an existing commercial property and has had various commercial activities located therein over the years. The most recent commercial business was an auto glass repair business and the structure has sat vacant since the auto glass repair business ceased operations.

The property, due to its age and length of time since construction at this location, has many legal non-conformities. Tooele City Code 7-3; Non-conforming Uses permits such situations to continue on in perpetuity as long as the structure or site is not enlarged or altered in any way. Non-conforming uses may also be maintained and repaired. The ordinance does not prohibit the change of one conforming land use to another nor

does it require that, when a change of use occurs, that the structure and site be amended to conforming status. Therefore, as long as the applicant does not make any changes to the structure or site, other than standard maintenance, the property may continue on in an “as is” condition in perpetuity.

Hours of Operation. The applicant proposes to operate the business during standard hours, Monday through Friday from 8:00 A.M. to 6:00 P.M., with the possibility of Saturday hours from 8:00 A.M. to 3:00 P.M. These hours are considered acceptable for the operation of an auto repair shop. However, any operations occurring outside of these hours could be considered a noise nuisance due to the use of power tools and other equipment typically associated with auto repair activities.

Site Plan Layout. This is an existing site and the applicant has not been required to submit a site plan document. Aerial photographs demonstrate the conditions on the site sufficiently for consideration of the proposed use on the subject property. As mentioned previously, commercial activities in this location are not new to this application. There have been auto repair businesses, painting businesses, auto glass repair businesses among others in this property in the past.

The property has a small parking area on the east side of the building that has approximately 5 dedicated parking spaces. The property also has a small lot located to the west side of the building where more vehicles can be parked and stored.

The property does have multiple drive approaches and accesses to 400 North which is a City owned and maintained right-of-way. There is also a large drive approach and access to Main Street. This access is shared with the residential property to the south. All access to Main Street is controlled and managed by UDOT. There are not any anticipated changes to the points of access associated with this proposed use.

Parking. Automobile repair shops require a designated area on-site for the storage of vehicles awaiting repair. In addition, the applicant must provide adequate off-street parking for both customers and employees, including at least one accessible parking stall, as illustrated in the submitted aerial photograph.

During the conditional use approval process for the proposed auto dealership at this location, concerns were raised by neighboring property owners regarding potential obstruction of access points and the possibility of customers parking on the street. In response, the Planning Commission imposed a condition of approval stipulating that no customer parking shall occur on the public street.

To maintain consistency and mitigate similar impacts, this condition of approval should also be applied to the proposed auto repair shop.

Fencing. A wrought iron fence currently encloses the portion of the property located west of the building. However, some vehicles that are waiting repairs are expected to be stored onsite in this western area of the building, and could become an eyesore if not properly screened. It is recommended that vehicles awaiting repair be stored toward the rear of the property and screened with an opaque fence. This will minimize visibility from neighboring properties and the public street.

Security and Site Lighting. There may be a need for additional on-site lighting to address security concerns. However, due to the close proximity of existing residential uses to the proposed vehicle dealership, all lighting should be designed to direct illumination downward and inward toward the site. Primary lighting should be mounted on the building itself. Any lighting installed away from the building should consist of low-level, bollard-style fixtures that minimize light spill and glare onto adjacent properties. While the site has historically been used for commercial purposes, staff recommends that all reasonable measures be taken to reduce light pollution and limit impacts on neighboring residences.

Ancillary Uses. All commercial uses may include ancillary activities that are subordinate to the primary land use designation. In this instance, limited outdoor storage of vehicles awaiting repair is considered an accessory component of the auto repair shop use. The proposal no longer includes operation of a car dealership, and the applicant has stated that the property owner does not intend to pursue a dealership use while the auto repair shop is in operation.

Should the applicant seek to establish a car dealership on the property in conjunction with the repair use, an amendment to the existing Conditional Use Permit would be required. The addition of a dealership use would constitute an expansion in the intensity of use and would necessitate a comprehensive review of potential impacts, including but not limited to increased traffic, parking demand, noise, site circulation, and the potential for overcrowding of vehicle storage areas. Any such impacts would need to be adequately addressed and mitigated through the Conditional Use Permit amendment process prior to approval.

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. The subject property is located near existing non-conforming residential uses. The installation of bright or intrusive site lighting could result in light pollution, potentially disrupting the nighttime sleep of neighboring residents. To mitigate this effect, any building-mounted lighting shall be directed downward and into the site, and any lighting installed away from the building shall be

located at the site perimeter and directed into the site.

2. Neighboring property owners have expressed concerns regarding potential obstruction of access points and customer parking on adjacent public streets. To address these concerns, no customer parking shall be permitted on the public street.
3. Customers visiting the site to drop off vehicles require convenient and safe access to the building. The applicant shall provide and maintain a minimum of three designated customer parking stalls, including one accessible stall, located on the east side of the building near the main entrance.
4. Normal business hours are considered acceptable for the operation of an auto repair shop. Operations occurring outside of these hours, including the use of power tools or other auto repair equipment, could have potential negative impacts on surrounding residential properties and are therefore subject to be conducted during the business hour time frame or in a manner that does not affect the neighboring property.
5. To minimize visibility from neighboring properties and the public street, vehicles awaiting repair should be stored toward the rear of the property and screened with an opaque fence to mitigate potential negative impacts.

## **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 proposed conditions:

1. All new site lighting installed on the building shall use cabinetry or be designed to direct the light down and into the site. All site lighting installed in the site away from the building shall be at the perimeter of the site and shall direct light down and into the site.
2. Customers are not allowed to park on public streets. The applicant shall inform all customers of this restriction.
3. The applicant shall provide and maintain three designated customer parking stalls, including one accessible parking stall on the east side of the building in close proximity to the main building entrance.
4. Power tools and auto repair equipment may only be operated during normal business hours.
5. The applicant or property owner shall provide screening for vehicles awaiting repair and shall only store such vehicles toward the rear of the property.

*Engineering & Public Works Review.* The Tooele City Engineering and Public Works Divisions have not issued any comments regarding this proposed Conditional Use Permit.

*Tooele City Fire Department Review.* The Tooele City Fire Department has not issued any comments regarding this proposed Conditional Use Permit.

*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 Steve Mros, application number 2026023, subject to the following conditions:

1. All new site lighting installed on the building shall use cabinetry or be designed to direct the light down and into the site. All site lighting installed in the site away from the building shall be at the perimeter of the site and shall direct light down and into the site.
2. Customers are not allowed to park on public streets. The applicant shall inform all customers of this restriction.
3. The applicant shall provide and maintain three designated customer parking stalls, including one accessible parking stall on the east side of the building in close proximity to the main building entrance.
4. Power tools and auto repair equipment may only be operated during normal business hours.
5. The applicant or property owner shall provide screening for vehicles awaiting repair and shall only store such vehicles toward the rear of the property.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development 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.
6. This is an existing long time commercial location that has seen many commercial activities come and go through the years.
7. The findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

### **MODEL MOTIONS**

Sample Motion for Approval – “I move we 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 2026023, based on the findings and subject to the conditions listed in the Staff Report dated April 3, 2026:”

1. List any additional findings of fact and conditions...

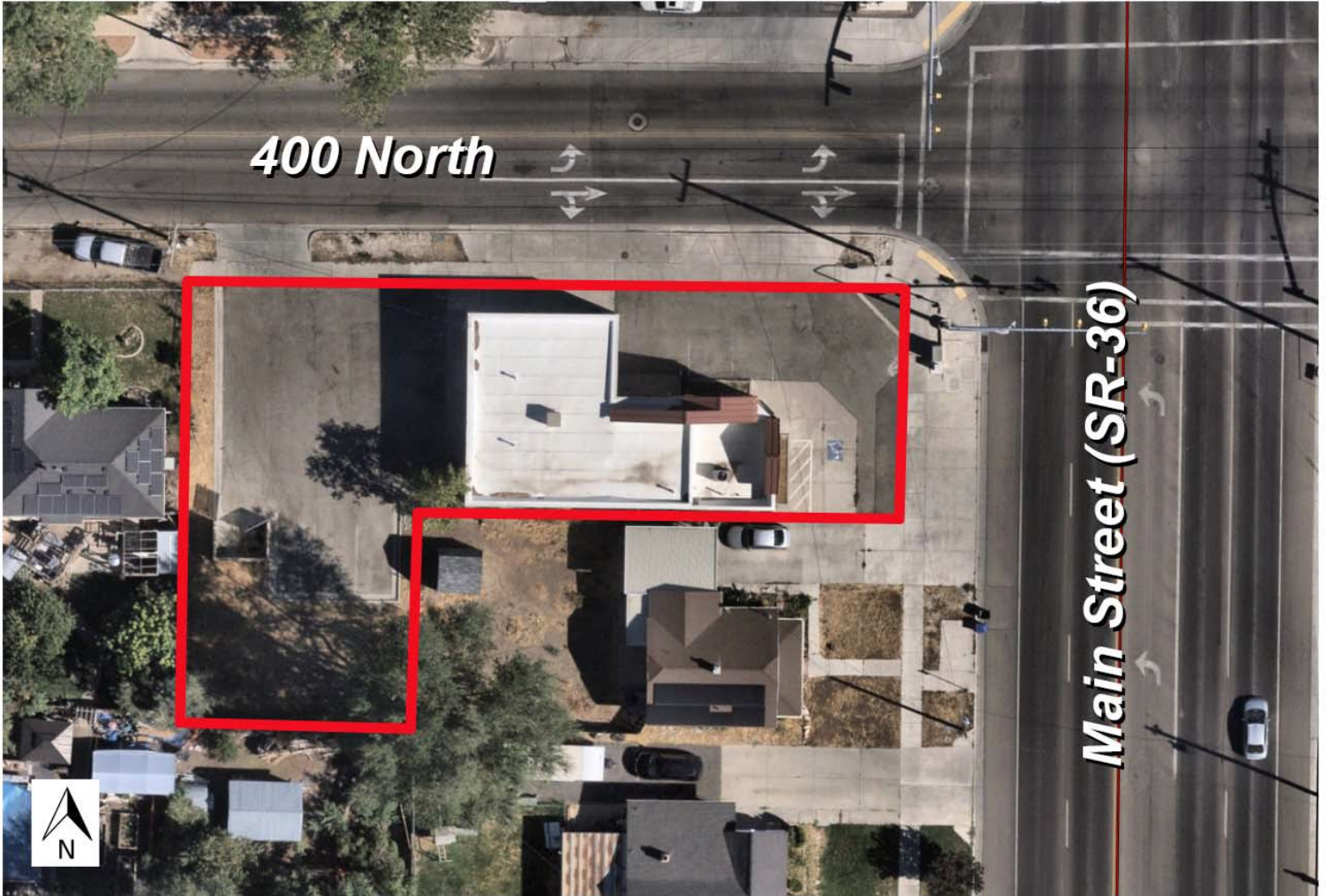
Sample Motion for Denial – “I move we deny approve the Conditional Use Permit Request by Steve Mros, to authorize the use of “Automobile Service and Repair” to occur at the subject property, application number 2026023, based on the following findings:”

1. List findings of fact ...

**EXHIBIT A**

**MAPPING PERTINENT TO THE  
AWESOME AUTO REPAIR CONDITIONAL USE PERMIT**

***AWESOME AUTO REPAIR CONDITIONAL USE***



***Aerial View***

**AWESOME AUTO REPAIR CONDITIONAL USE**



**Current Zoning**



**EXHIBIT B**

**PROPOSED DEVELOPMENT PLANS &  
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.tooelecity.gov](http://www.tooelecity.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: 3/20/26		Current Zoning:	Parcel #(s): 02-034-0-0021
Project Name: Awesome Auto LLC		Acres: .26	
Project Address: 397 N Main St Tooele		Units:	
Project Description: CUP- Awesome Auto LLC Automotive Shop			
Current Use of Property: Vacant			
Property Owner(s): SUZANNE JAMESON		Applicant(s): Steve Wros	
Address: 457 W. WREATHALL LANE		Address: 355 W DurFee St	
City: GRANTSVILLE	State: UT	Zip: 84029	City: Grantsville
			State: UT
			Zip: 84029
Phone: 970-214-2402		Phone: 435 553 5255	
Contact Person: SUZANNE JAMESON		Address: 355 W Dur Fee St	
Phone: 970-214-2402		City: Grantsville	State: UT
			Zip: 84029
Cellular: 435 553 5255	Fax:	Email: Steve Wros 59@gmail.com	
Signature of Applicant:			
Date 3-20-26			

\*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: Jade	Date Received: 3/20/26	Receipt #: 2260086
(213)			841171

## Request for Surrounding Property Owners

<b>Description:</b> Please allow our mapping department 2 business days to complete your request	<b>Created by:</b>	Steve Mros
	<b>Created on:</b>	March 20, 2026
	<b>Status:</b>	Open
	<b>Case ID:</b>	jfndq45s

### Submit Request Information

*Completed by Steve Mros on March 20, 2026 at 01:04 PM MDT*

Property Address	397 North Main Street, Tooele, Utah 84074
Lot #	02-036-0-0021
Parcel #	02-036-0-0021
Contact Information	Steve Mros chaplaincrystalleaman@gmail.com 4355535255
Is this request a part of an annexation or final local entity plat?	No
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



MARTINEZ OSCAR  
22 W SUNFLOWER CIR  
STANSBURY PARK, UT 84074

CALTON BRENT  
382 N MAIN ST  
TOOELE, UT 84074

MCQUISTION GEORGE E JR  
PO BOX 18751  
SALT LAKE CITY, UT 84118

WAHEGURU JI LLC  
365 N MAIN STREET  
TOOELE, UT 84074

ATLAS INVESTMENT GROUP, LLC  
377 N MAIN ST  
TOOELE, UT 84074

SPEEDWAY LLC  
3200 HACKBERRY RD  
IRVING, TX 75063

AUSTIN W CHRISTENSEN LLC  
49 W 400 N  
TOOELE, UT 84074

HELPERT BENJAMIN  
41 WEST 400 NORTH  
TOOELE, UT 84074

JOE F MASCARENAS JT  
29 W 400 N  
TOOELE, UT 84074

SHEWMAKE JUSTIN R. JT  
391 N MAIN ST  
TOOELE, UT 84074

SDJ INVESTMENTS LLC  
132 N MAIN STREET  
TOOELE, UT 84074

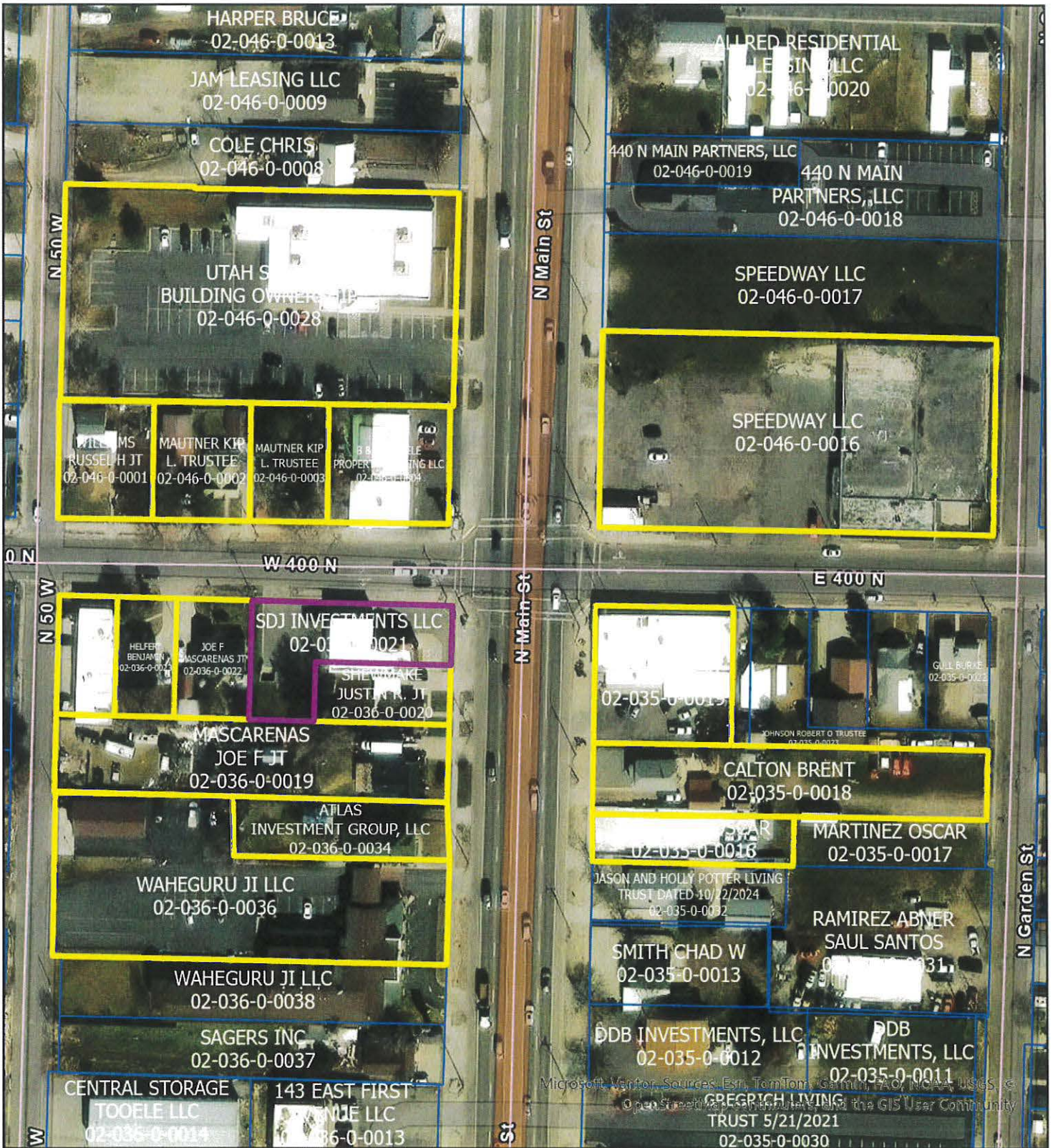
MASCARENAS JOE F JT  
29 W 400 NORTH  
TOOELE, UT 84074

WILLIAMS RUSSEL H JT  
46 W 400 N  
TOOELE, UT 84074

MAUTNER KIP L. TRUSTEE  
34 W 400 N  
TOOELE, UT 84074

B & M TOOELE PROPERTY HOLDING  
LLC  
7659 S STATE STR  
MIDVALE, UT 84047

UTAH STATE BUILDING OWNERSHIP  
4110 STATE OFFICE BLDG  
SALT LAKE CITY, UT 84114

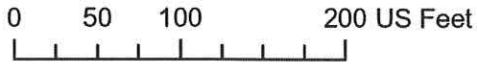


## RADIUS REPORT



**STEVE MROS**  
**02-036-0-0021**

**GIS Map Disclaimer:**  
**TOOLEE COUNTY**  
 This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of these locations. The scale represented is approximate so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.



**From:** [Buy Right Enterprise Jameson](#)  
**To:** [Anna Anglin](#)  
**Subject:** 397 N Main  
**Date:** Wednesday, March 25, 2026 1:54:19 PM

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[External Email]

To whom it may concern:

We requested a conditional use permit for our car dealership, during the process we had an individual reach out and want to rent it.  
We are wanting to rent the building to them.

Thank you!

Suzanne Jameson  
Buy Right Enterprise

[Sent from Yahoo Mail for iPhone](#)

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** March 25, 2026

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

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

**Planning Commissioners Present:**

Melanie Hammer  
Jon Proctor  
Amanda Cordova  
Tyson Hamilton  
Weston Jensen  
Kelley Anderson  
Sarah Faircloth, Alternate

**Excused:**

Chris Sloan  
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

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

Chairman Hamilton called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. **Roll Call**

Before Chairman Hamilton conducted a roll call he 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.

Chairman Hamilton then conducted roll call.

Melanie Hammer, Present  
Sarah Faircloth, Present

Jon Proctor, Present  
Amanda Cordova, Present  
Weston Jensen, Present  
Kelley Anderson, Present  
Tyson Hamilton, Present

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.**

Mr. Hansen advised the Planning Commission this ordinance, originally adopted in 1998, requires developers to provide water rights for new development. The proposed amendment does not change that requirement but allows the City more discretion in evaluating those water rights. Specifically, it would allow the City to refuse rights that are not supported by a reliable or developable water source, or that raise concerns about sufficiency, or quality. The goal is to ensure the City accepts water rights that are viable and sustainable as development continues.

Commissioner Proctor stated that he had watched the presentation during the Tooele City Council meeting, noted it was straightforward, and expressed that the proposal protects the city.

Chairman Hamilton opened the public hearing at 7:04 p.m. he invited members of the audience, including those watching on YouTube, to participate, and, seeing no one from the public coming forward Chairman Hamilton closed the public hearing at 7:05 p.m.

**Motion: Commissioner Proctor motioned to make a positive recommendation to the City Council for the proposed language as presented.** Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Faircloth, “Aye”; Commissioner Proctor, “Aye”, Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

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.**

Mr. Aagard presented a proposed ordinance amendment regulating residential front yard parking, developed at the direction of the Tooele City Council after concerns about properties being converted into parking areas. The amendment would limit where vehicles may be parked, require parking areas to be paved or covered with approved materials, and prohibit parking in certain front yard areas. Mr. Aagard explained that the intent is to provide an enforcement mechanism for extreme situations, help maintain neighborhood appearance, and protect groundwater, while balancing private property rights. Potential challenges include creating nonconforming situations, additional enforcement workload, and concerns about property rights.

The Planning Commissioners asked questions regarding paving materials, enforcement procedures, groundwater protection, and screening requirements. Mr. Aagard clarified that gravel is allowed as a cost-effective option, enforcement would be complaint-driven and focused on long-term issues, and existing nuisance procedures would apply if vehicle removal became necessary. The Planning Commissioners acknowledged the difficulty of balancing property rights with community standards and expressed appreciation for the work completed, noting the proposal represents a reasonable compromise.

Chairman Hamilton opened the public hearing at 7:31 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:31 p.m.

**Motion: Commissioner Jensen motioned to make a positive recommendation to the Tooele City Council for the parking and residential zone text amendment requested by Tooele City for the purpose of amending the Tooele City Code regarding the parking of motor vehicles in front and side yards of residential properties as found in Tooele City Code 7-4-7 and to include figure 7-4-7 in the ordinance.** Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Faircloth, “Aye”; Commissioner Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

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.**

Ms. Anglin explained that the request involves the existing Tooele rodeo grounds, which have operated since 1945. The applicant requested to construct a shed for tractor storage; however, because no record of a conditional use permit could be found, the property is considered nonconforming. Ms. Anglin advised that planning staff recommended approving a conditional use permit to bring the property into compliance, allowing the shed to be constructed and preventing future complications.

The Planning Commissioners asked questions regarding why the permit is needed and whether it applied to the building or the property. Ms. Anglin clarified that the conditional use permit would apply to the property’s use, making it conforming and allowing future improvements without additional approvals, while the shed itself would still require a building permit. Ms. Anglin noted the action is primarily housekeeping to formalize the long-standing use and improve recordkeeping.

Chairman Hamilton opened the public hearing at 7:37 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:37 p.m.

**Motion: Commissioner Proctor moved to approve the conditional use permit requested by Trevor and Christina Jensen to authorize the use of open-air theatres and meeting places to be conducted on property located at 240 West 500 North, application number 2026018, based on findings listed in the staff report dated March 20, 2026.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Faircloth, “Aye”; Commissioner Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

6. **City Council Reports**

Councilman Gossett expressed his gratitude to the Planning Commission for their dedication and participation, noting that their discussions reflect many of the same topics the City Council has addressed. He concluded by sincerely thanking both the Commission and city staff for their ongoing efforts.

7. **Review and Decision – March 11, 2026 Planning Commission Meeting Minutes.**

The Planning Commission had no corrections to the minutes.

**Motion: Commissioner Hammer moved to approve the March 11, 2026 Planning Commission Meeting Minutes.** Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Faircloth, “Aye”; Commissioner Proctor, “Aye”, Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

8. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:41 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 April, 2026

\_\_\_\_\_  
Tyson Hamilton, Tooele City Planning Commission Chair

DRAFT