

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, February 11, 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 7-9-2; 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.
4. **Public Hearing and Decision** on a Conditional Use Permit request by Tooele City to authorize the use of "Public Use" to facilitate a new salt storage shed on property located at approximately 1145 West Rogers Street on approximately 20 acres in the RD Research and Development zoning district.
5. **City Council Reports**
6. **Discussion** – proposed amendments to city code regarding ancillary parking and temporary vehicle storage.
7. **Review and Decision** – January 28, 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.

STAFF REPORT

February 5, 2026

To: Tooele City Planning Commission
Business Date: February 11, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Recreational Vehicles Location and Use – City Code Text Amendment Request

Applicant: Tooele City

Request: Request for approval of a City Code Text Amendment to Tooele City Code 7-9-2; Recreational Vehicles and Recreational Vehicle Parks; Location and Use Requirements.

BACKGROUND

This application is a request for approval of a City Code Text Amendment for Tooele City Code 7-9-2; Recreational Vehicles and Recreational Vehicle Parks; Location and Use Requirements. The amendment will affect only section 7-9-2 regarding the use of recreational vehicles in conjunction with non-profit 501c3 organizations whose purpose is to assist those persons who are unhoused.

ANALYSIS

Purpose. The ordinance amendment is designed in a manner that will permit certain non-profit 501c3 operations to utilize temporary recreational vehicles in designated locations on the site to help assist in the provision of temporary housing for individuals in need of such housing. The primary, if not the only location where this will be permitted to occur, will be the Switchpoint facility, or the old Harris Elementary Site.

The proposed amendments will:

1. Require the organization to provide access to a daily meal.
2. Require the organization to provide access to showers.
3. Require the organization to provide access to bathrooms.
4. Limit the number of recreational vehicles on the site at any given time to three (3).
5. Limit the amount of time recreational vehicles may stay at the site to 6 months.

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 has not issued any comments regarding this proposed text amendment:

Engineering & Public Works Review. The Tooele City Engineering Division and Public Works Division have not issued any comments regarding this proposed text amendment.

Fire Department. The Tooele City Fire Marshall has not issued any comments regarding this proposed text amendment.

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 Recreational Vehicles Location and Use Amendment request by Tooele City for the purpose of amending Tooele City Code 7-9-2, Recreational Vehicles and Recreational Vehicle Parks, to permit the use of recreational vehicles for temporary housing associated only with non-profit 510c3 organizations.”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Recreational Vehicles Location and Use Amendment request by Tooele City for the purpose of amending Tooele City Code 7-9-2, Recreational Vehicles and Recreational Vehicle Parks, to permit the use of recreational vehicles for temporary housing associated only with non-profit 510c3 organizations.”

1. List findings ...

EXHIBIT A

PROPOSED ORDINANCE AMENDMENTS

TOOELE CITY CORPORATION

ORDINANCE 2025-32

AN ORDINANCE OF TOOELE CITY UPDATING THE CITY CODE BY AMENDING TOOELE CITY CODE TITLE 7 (RECREATIONAL VEHICLES AND RECREATIONAL PARKS) CHAPTER 9 PART 2.

WHEREAS, Tooele City Code Title 7 regulates recreational vehicles in Tooele City, and,

WHEREAS, the City Administration recommends amending Title 7 Chapter 9 Part 2 as shown in Exhibit A; and,

- Chapter 9-2 (Location and Use): correct, modernize, or supplement.

WHEREAS, the proposed amendments shown in Exhibit A have been formulated by the City Attorney in cooperation with the Tooele City Police Department, which enforces RECREATIONAL VEHICLE code; and,

WHEREAS, the proposed amendments serve to modernize, correct, supplement, and clarify Title 7, making Title 7 serve the best interests of Tooele City and the public:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that

1. Tooele City Code Title 7 Chapter 9 Part 2 is hereby amended as shown in Exhibit A.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, and welfare of Tooele City and its residents and businesses and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form: _____
Matt Johnson, City Attorney

CHAPTER 9. RECREATIONAL VEHICLES AND RECREATIONAL VEHICLE PARKS

7-9-1. Purpose.

7-9-1a. Definition.

7-9-2. Location and use.

7-9-3. Approval.

7-9-4. Recreational vehicle park development application.

7-9-1. Purpose.

To permit development of facilities for recreational vehicles in appropriate districts and to require that recreational vehicle accommodations will be of such character as to promote the objectives and purposes of this Title, to protect the integrity and character of the districts contiguous to those in which recreational vehicle parks are located, and to protect other use values contiguous to or near recreational vehicle park uses. (Ord. 83-05, 04-20-83)

7-9-1a. Definition.

“Recreational vehicle” means a vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational, or vacation use, that is either self-propelled or pulled by another vehicle. “Recreational vehicle” includes a travel trailer, a camping trailer, a motor home, a fifth wheel trailer, and a van. (Ord. 2010-14, 11-03-10)

7-9-2. Location and use.

(1) No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein. Each person residing in a recreational vehicle in violation of this Section and each property owner permitting persons to reside in a recreational vehicle on the owner’s property is guilty of a class C misdemeanor. Each day of residence shall be a separate offense.

(2) Recreational vehicle parks shall be generally located:

(a) Adjacent to or in close proximity to a major traffic artery or highway.

(b) Near adequate shopping facilities.

(c) Within or adjacent to a mobile home park.

(3) No individual space in a recreational vehicle park shall be used by one individual vehicle for more than thirty (30) consecutive days, nor shall such space be rented or leased to any one individual for a period longer than thirty (30) days.

(4) Recreational vehicles may be stored, but not used for permanent living quarters.

(5) Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in a Commercial or Manufacturing district when

such use is a permitted or a conditional use.

(6) Recreational vehicles may be accommodated in an approved and licensed mobile home park, provided that:

(a) The recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of mobile homes.

(b) The recreational vehicle use area shall have direct access to a collector or arterial street.

(c) Separate ingress and egress shall be provided for recreational vehicles when required by the Planning Commission.

(7) Recreational vehicles may be accommodated in the parking lot of a non-profit 501(c)(3) organization whose purpose is to assist those persons who are unhouse. In addition, the organization shall:

a) Provide access to a daily meal

b) Provide access to showers

c) Provide access to bathrooms

d) Shall not have more than 3 recreational vehicles in its lot at any given time.

e) Shall not allow any recreational vehicle to stay for more than 6 months.

(Ord. 2010-14, 11-03-10); (Ord. 83-05, 04-20-83)

7-9-3. Approval.

A recreational vehicle park may not be constructed unless first approved by the Planning Commission and City Council, after review of plans for said park which satisfy the Commission that the proposed development will:

(1) Be in keeping with the general character of the district where it is proposed to be located.

(2) Be located on a parcel of land containing not less than five (5) acres, unless attached to a mobile home park, in which case no minimum area is required.

(3) Have at least ten (10) spaces completed and ready for occupancy before first occupancy permit is issued.

(4) Meet all requirements of the State of Utah Code of Camp, Trailer Court, Hotel, Motel, and Resort Sanitation Regulations which are intended to apply to trailer, camper, and ten camps as defined in such Code.

(5) Be designed by a professional architect, engineer or land surveyor.

(6) Contain not more than twenty (20) units per acre. The spaces may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual trailer spaces, roads or parking, shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and of visitors thereto. (Ord. 83-05, 04-20-83)

7-9-4. Recreational vehicle park development

application.

(1) An overall plan for development of a recreational vehicle park shall be submitted to the planning commission for review. The plan shall be drawn to a scale not smaller than one inch to 50 feet. At

(b) the proposed street and recreational vehicle space pad layout, with convenient means of vehicular and pedestrian access to recreational vehicles, parking areas and accessory buildings, including access for firefighting equipment, delivery trucks, and garbage trucks, as well as occupant's automobiles;

(c) tabulations showing the percent of area to be devoted to parks, playgrounds and open space, the number of trailer spaces and total area to be developed;

(d) proposed location, number, and design of parking spaces and accessory buildings;

(e) a generalized landscaping and utility plan, including location of water, sewer, electricity, gas lines, and fire hydrants;

(f) any other data the city engineer or planning commission may require.

(2) Applications for approval shall be in writing, submitted to the planning commission.

(3) It shall be the duty of the city engineer to investigate and examine all such premises to determine that licenses or keepers thereof have complied with the provisions of this Code.

(4) Every licensee of such premises shall keep a daily register of all guests or tenants of such premises. The register shall be available at all times and for one year thereafter for inspection by Tooele City.

(5) After the installation of all required improvements and service facilities in accordance with specifications as indicated by a statement from the city engineer, and upon the payment of a fee as per an adopted schedule, which fee shall be effective for the balance of the calendar year in which it is issued, the city recorder shall issue a license to operate a recreational vehicle park.

(6) Upon the recommendation of the city engineer, and after a hearing and due cause shown at such hearing, the city council may refuse to grant any license under this Chapter and may revoke any license theretofore issued. It shall be unlawful for any person to operate any recreational vehicle park after the revocation of the license; provided, that all applicants or licensees shall be given a reasonable notice of any hearing as specified in this Chapter.

(7) The City is hereby authorized to make and to adopt such written regulations as may be necessary for the proper enforcement of the provisions of this Chapter provided, that such regulations shall not be in conflict with the provisions of this Chapter, and the penalty for violation of the provisions thereof shall be the same as the penalty for violation of any provisions of the Code.

(8) The license to conduct or maintain a recreational vehicle park shall be conspicuously

least six copies of the plan shall be submitted. The plan shall show:

(a) the topography of the site, when required by the planning commission, represented by contours shown at not greater than two foot intervals; displayed in the recreational park office located upon the premises.

(9) The dimensions and improvement specifications of recreational vehicle parks shall be as follows:

(a) Each recreational vehicle space shall be not less than 1,250 square feet in area and shall be at least 25 feet wide. All spaces shall be clearly marked and shall be accessible from all sides. Only one recreational vehicle shall be parked in one recreation vehicle space.

(b) The minimum spacing between recreational vehicles and between recreational vehicles and buildings shall be as follows:

(i) side-to-side spacing, 15 feet;

(ii) end-to-end spacing, ten feet.

(c) No recreational vehicle shall be located closer than 25 feet from the right-of-way line of a street or highway nor closer than ten feet from the recreational vehicle park boundary.

(d) All roads within the recreational vehicle park shall be at least 20 feet wide, exclusive of parking space, and shall be continuous.

(e) Each recreational vehicle space shall be provided with parking space of not less than 200 square feet for at least one vehicle, exclusive of roadways.

(f) Walks of not less than three feet in width shall be provided from the entrance exclusive of roadways.

(g) In any recreational vehicle park designed for, or licensed to permit, one or more dependent recreational vehicles, service buildings shall be provided within 200 feet from any such recreational vehicle space as follows:

(i) There shall be separate men's and women's toilet rooms, distinctly marked and separated by a sound-resistant wall. A vestibule or screen shall be provided to prevent direct view into toilet rooms when exterior doors are open.

(ii) For each ten dependent recreational vehicles or fraction thereof, there shall be:

(a) one laundry tray or washing machine;

(b) for men, one water closet, but urinals may be substituted for one-third of the number of required water closets; one lavatory or wash basin; one bathtub or shower; one sink with hot and cold running water;

(c) for women, one water closet; one lavatory or wash basin; one bathtub or shower; one sink with hot and cold running water;

(iii) All water closets and bathtubs for women and water closets and bathtubs for men shall be

located in separate compartments. Gangtype shower compartments may be used for men. The room containing the laundry units shall be separated from the toilet rooms and have an exterior entrance only.

(iv) Heating facilities capable of maintaining a temperature in the service buildings of 70 degrees Fahrenheit in cold weather shall be provided.

(j) Fly-tight and rodent-tight containers of not less than 20 gallons capacity shall be provided and maintained for each recreational vehicle space.

(10) Utilities, including culinary water, sewage electricity, shall be available to each recreational vehicle space. (Ord. 94-56, 01-31-95); (Ord. 88-18, 07-06-88); (Ord. 83-05, 04-20-83)

(h) Hot water facilities capable of maintaining a continuous supply of two to three gallons of 180 degrees hot water per trailer shall be provided.

(i) Mechanical laundry drying equipment or laundry drying yards of at least 50 square feet per recreational vehicle space shall be provided.

STAFF REPORT

February 5, 2026

To: Tooele City Planning Commission
Business Date: February 11, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Tooele City Community Development Director

Re: Tooele City Salt Shed – Conditional Use Permit Request

Application No.: 2026008
Applicant: Paul Hansen, representing Tooele City
Project Location: 1077 West Rogers Road
Zoning: RD Research & Development Zone
Acreage: 20.5 Acres (Approximately 892,980 ft²)
Request: Request for approval of a Conditional Use Permit in the RD Research & Development zone to authorize the use of “Public Uses” to occur on the subject property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 20.5 acres located at approximately 1077 West Rogers Road. The property is currently zoned RD Research & Development. The applicant is requesting that a Conditional Use Permit be approved to allow for the development of the currently vacant parcel of record with a City owned and operated salt storage shed.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the RD Research & Development zoning classification. Properties to the north of the subject property are zoned LI Light Industrial. Properties to the east and west are all zoned RD Research and Development. Properties to the south are zoned LI Light Industrial. All property in the immediate vicinity of the subject property are largely undeveloped land currently used predominantly as agricultural. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. The applicant is proposing the construction of a salt storage shed which will hold the City’s salt reserves for winter use. The site plan indicates that the salt shed will be constructed on the southern half of the subject property centered between the east and west property lines. Access to the salt shed will be from Rogers Street located approximately 900 feet to the north. The City will be paving the access road and staging areas for the salt shed facility.

The closest residential uses are a few homes located to the south east of the proposed facility, approximately 900 feet away.

Salt Storage Building. The proposed storage building is of fairly simple construction. The building will be 28 feet tall at the peak of the roof. The building foundation will act as an exterior wall extending about 8 feet above the finished grade. On top of that the building will be constructed of ash grey metal panels. Maximum building heights in the RD zoning district are 50 feet.

Landscaping. Any landscaping will be water free landscaping.

Fencing. It is not anticipated that fencing will be needed in this area to mitigate any potential impacts generated by this salt storage shed. If fencing is installed it will be for security purposes.

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. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's engineering plan review, permitted, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely, particularly for connection into the City's public infrastructure, for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Public Works Department plan review, permitted, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is

imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.

4. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.
5. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with all requirements of the geotechnical report.

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 comments:

1. The proposed location is remote enough that there aren't any identifiable impacts to adjacent properties. The closest residential uses are 900 feet away, as the crow flies, and would not be impacted by the construction of a storage building.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions has completed their review of the Conditional Use Permit submission and have issued a recommendation for approval for the request.

Tooele City Fire Department Review. The Tooele City Fire Department has not issued any comments regarding the request.

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 Paul Hansen, representing Tooele City, application number 2026008, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Public Works Development shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

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. 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.
7. The proposed location is remote enough that there aren't any identifiable impacts to adjacent properties. The closest residential uses are 900 feet away, as the crow flies, and would not be impacted by the construction of a storage building.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit request by Paul Hansen, representing Tooele City, to authorize the use of “Public Use” to facilitate the construction of a new salt storage shed on the subject property, application number 2026008, based on the findings and subject to the conditions listed in the Staff Report dated February 5, 2026:”

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

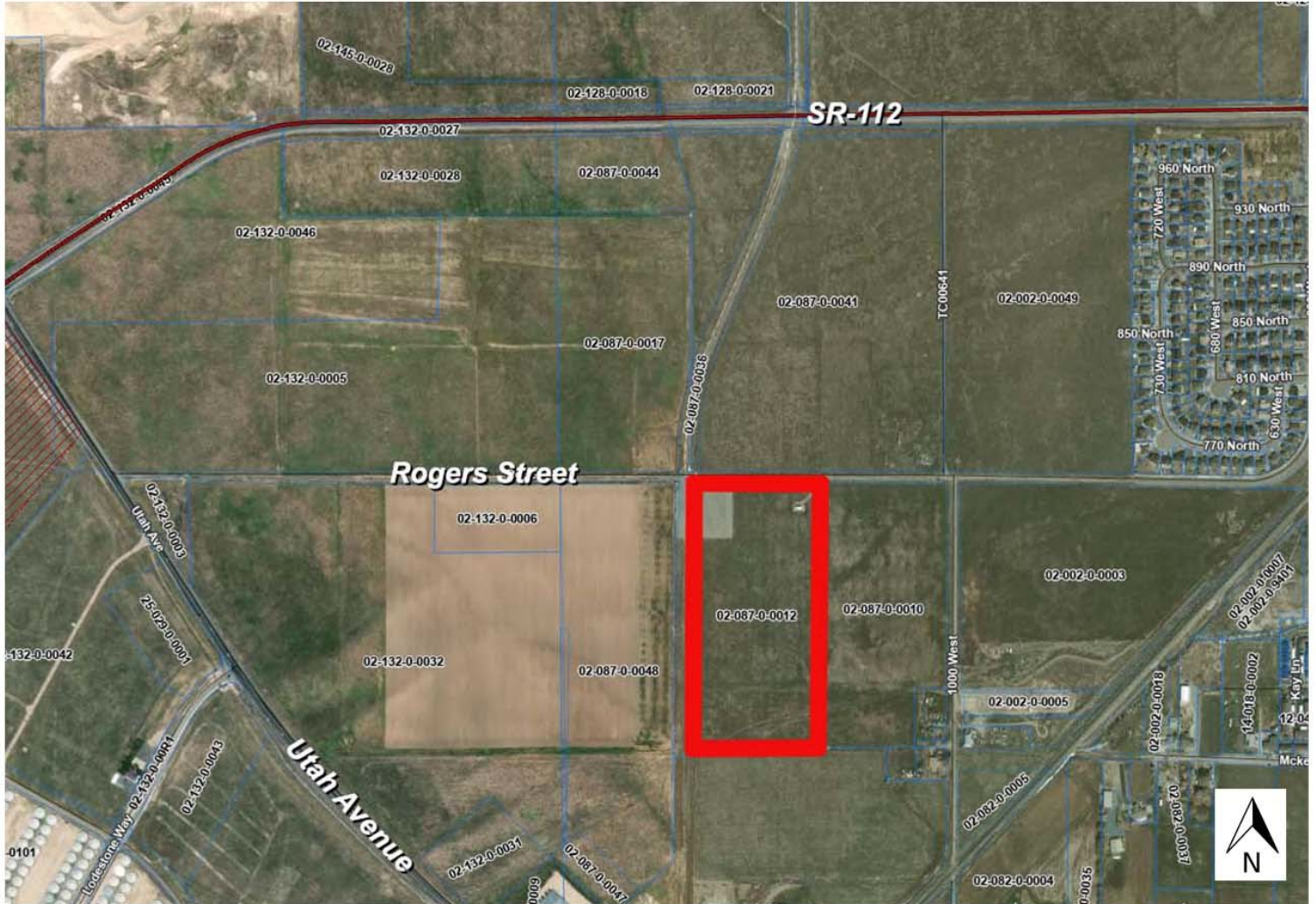
Sample Motion for Denial – “I move we deny the Conditional Use Permit request by Paul Hansen, representing Tooele City, to authorize the use of “Public Use” to facilitate the construction of a new salt storage shed on the subject property, application number 2026008, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

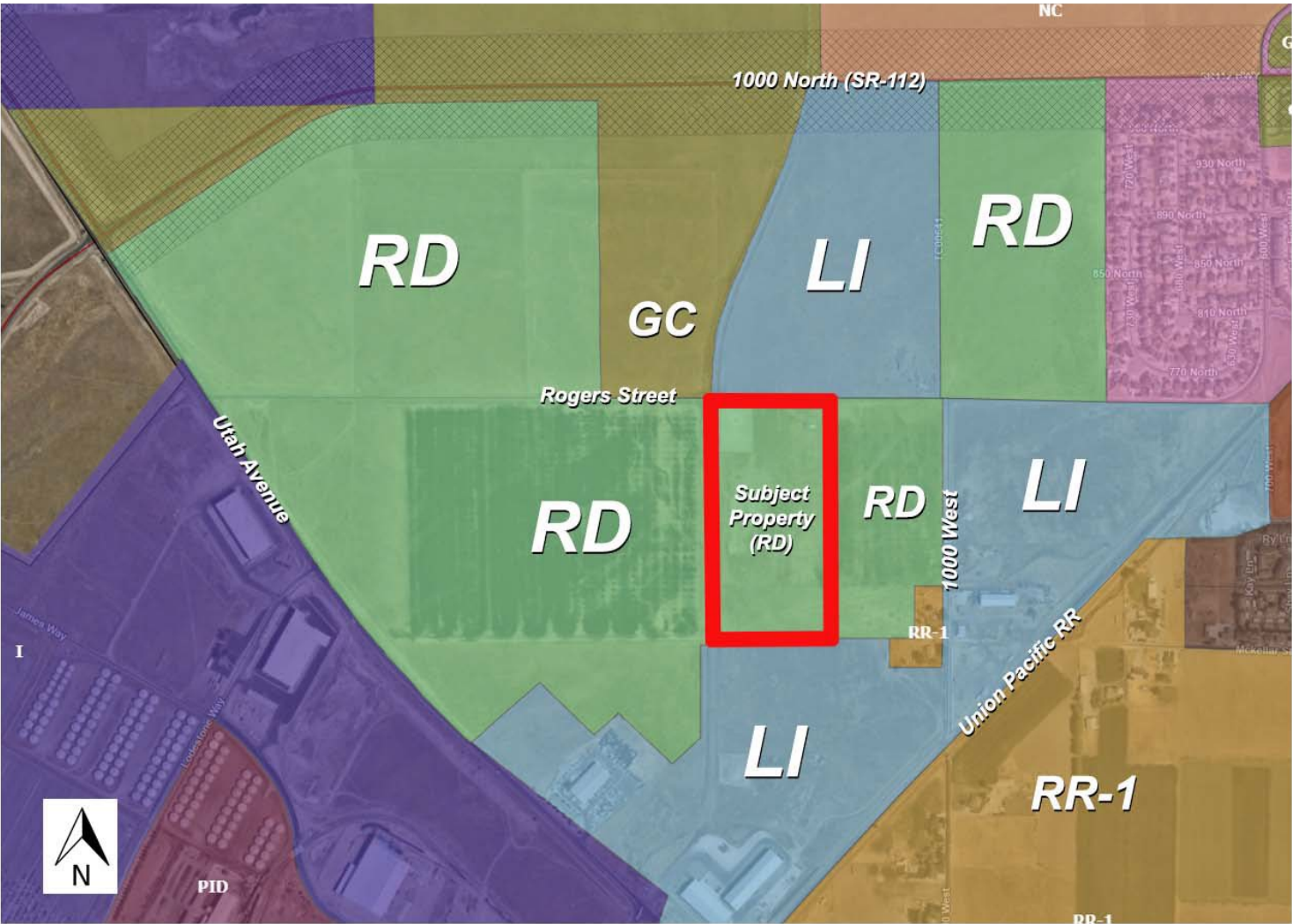
MAPPING PERTINENT TO THE TOOELE CITY SALT SHED CONDITIONAL USE PERMIT

Tooele City Salt Shed Conditional Use



Aerial View

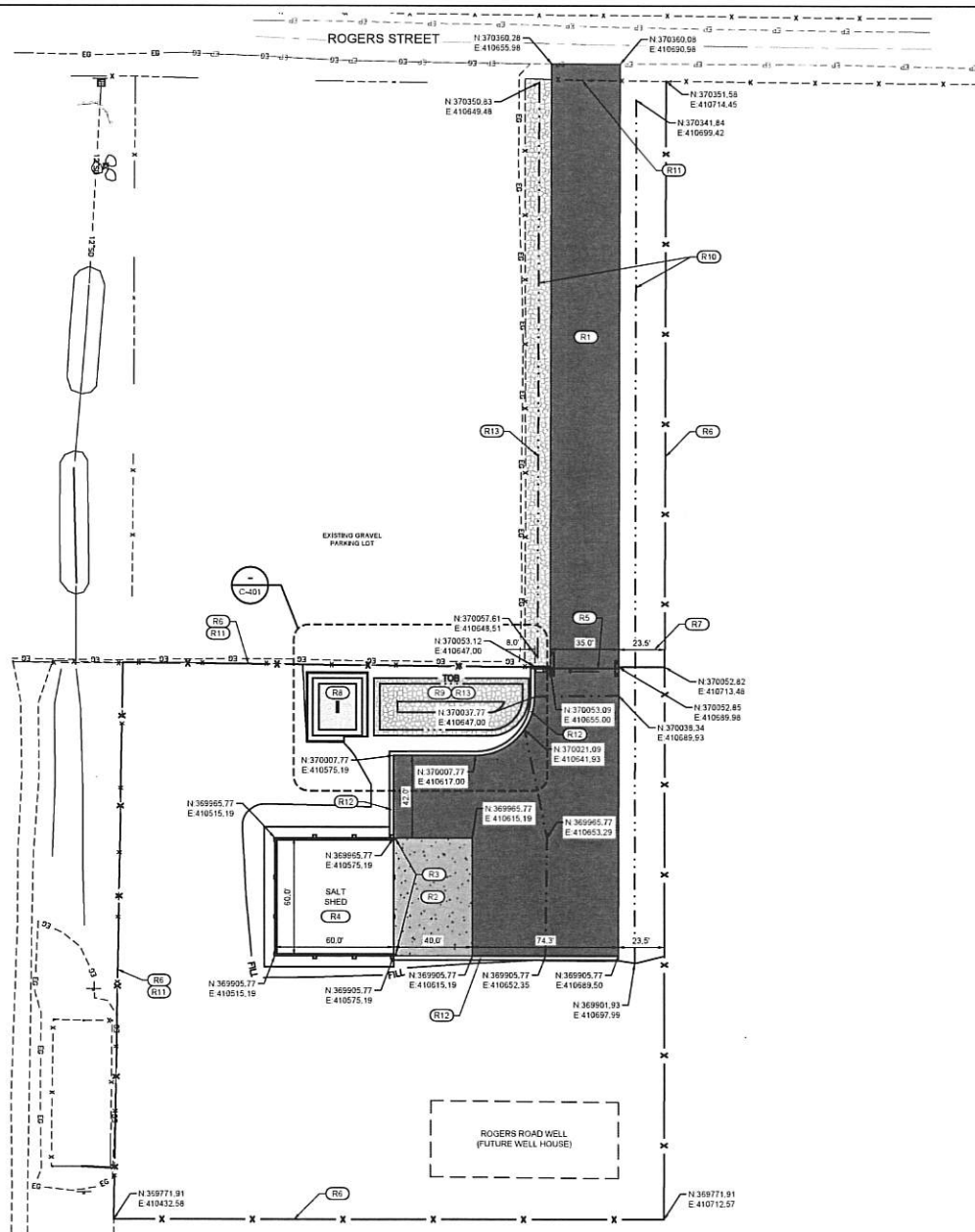
Tooele City Salt Shed Conditional Use



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**



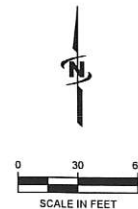
SURFACE RESTORATION KEY NOTES:

- (R1) ASPHALT PAVEMENT SECTION (5" ASPHALT, 8" THICK 3/4" MINUS UNTREATED BASE COURSE, & 12" STRUCTURAL FILL). SEE DETAIL B3 ON SHEET C-501.
- (R2) 8" THICK CONCRETE W/ EPOXY COATED #6 BARS @ 12" O.C. EACH WAY ON 6" COMPACTED CRUSHED ROCK (3/4" MINUS).
- (R3) INSTALL BOLLARDS. SEE DETAIL A3 ON SHEET C-501.
- (R4) SALT SHED BUILDING. SEE STRUCTURAL SHEETS.
- (R5) 35-FT LONG SLIDING GATE AND OPERATOR. SEE DETAIL D1 ON SHEET C-503.
- (R6) 6" CHAIN LINK FENCE WITH 3 STRAND BARB WIRE. SEE DETAIL D1 ON SHEET C-502.
- (R7) UTILITY CORRIDOR.
- (R8) RETENTION BASIN LINED WITH GEOMEMBRANE LINER. SEE SHEET C-401.
- (R9) DETENTION BASIN. SEE SHEET C-401.
- (R10) INSTALL DRAINAGE SWALE.
- (R11) REMOVE EXISTING FENCE.
- (R12) 2" GRAVEL SHOULDER. SEE DETAIL B3 ON SHEET C-501.
- (R13) 6" THICK 3" MINUS CRUSHED ROCK PLACED OVER PROPEX GEOTEXT 3155T W/ 12" LAPS AT SEAMS

REPLACEMENT AREA LEGEND	
	ASPHALT
	CONCRETE
	HOPE LINER
	CRUSHED ROCK

GENERAL SHEET NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH TOOELE CITY STANDARDS AND WITH THE CURRENT EDITION OF THE UTAH CHAPTER APWA MANUAL OF STANDARDS SPECIFICATION IN THE CASE OF CONFLICT, TOOELE CITY STANDARDS SHALL APPLY.



JUB ENGINEERS, INC.
 300 S. MAIN ST., SUITE 200
 SALT LAKE CITY, UT 84102
 Phone: 801.477.0000
 www.jub.com

Subconsultant

BID



SET

NO.	DATE	DESCRIPTION
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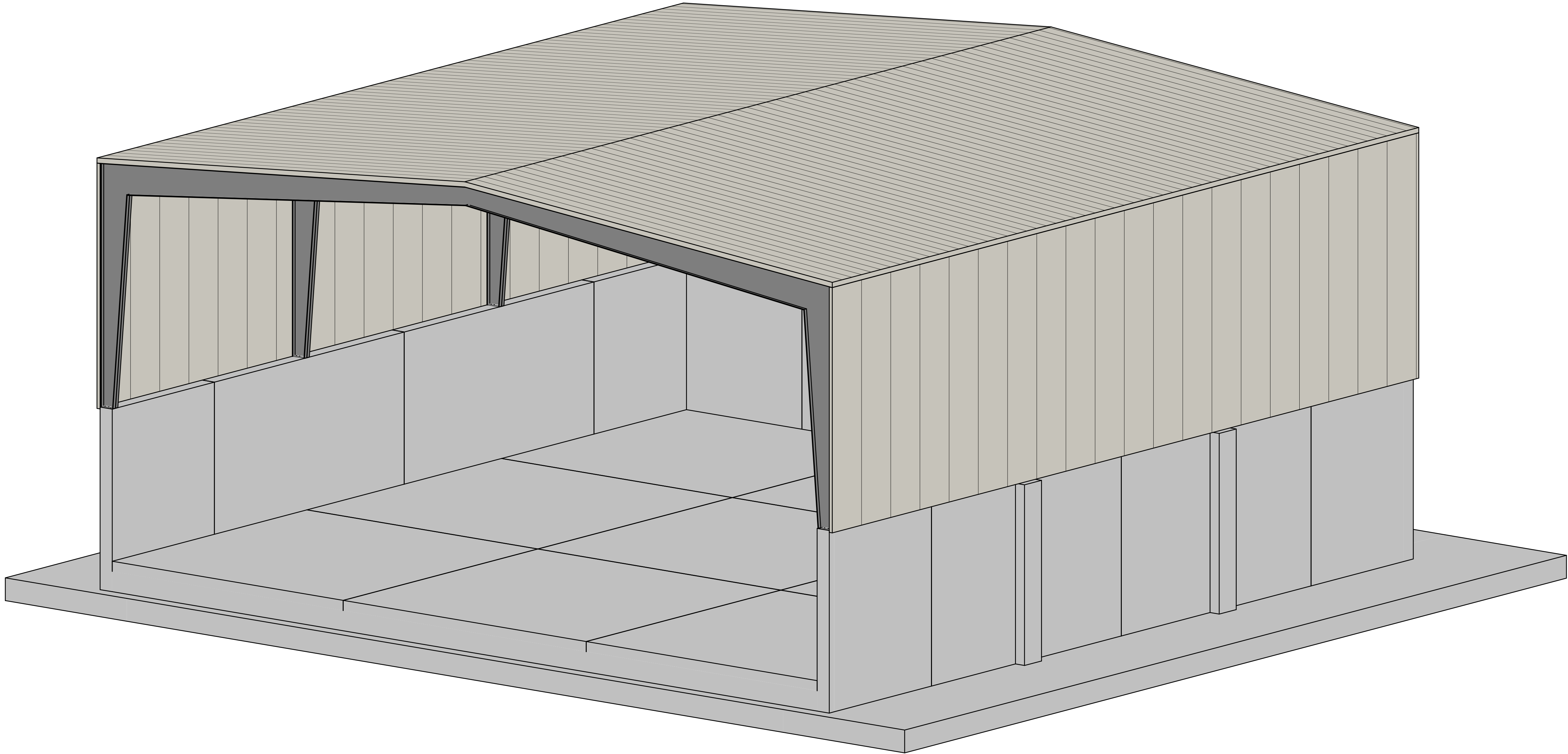
TOOELE SALT SHED
 TOOELE CITY
 CIVIL (C)
 SITE PLAN

P.E. # 6324-015, C-101, 3 PLMS
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 DRAWN BY: JMB
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 DATE: 11/16/2023
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 LAST UPDATED: 11/16/2023

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1 ISOMETRIC VIEW
SCALE: NTS



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Salt Lake City, UT 84107
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TOOELE SALT SHED
CITY OF TOOELE
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TOOELE SALT SHED
CITY OF TOOELE

STRUCTURAL (S)
ELEVATIONS

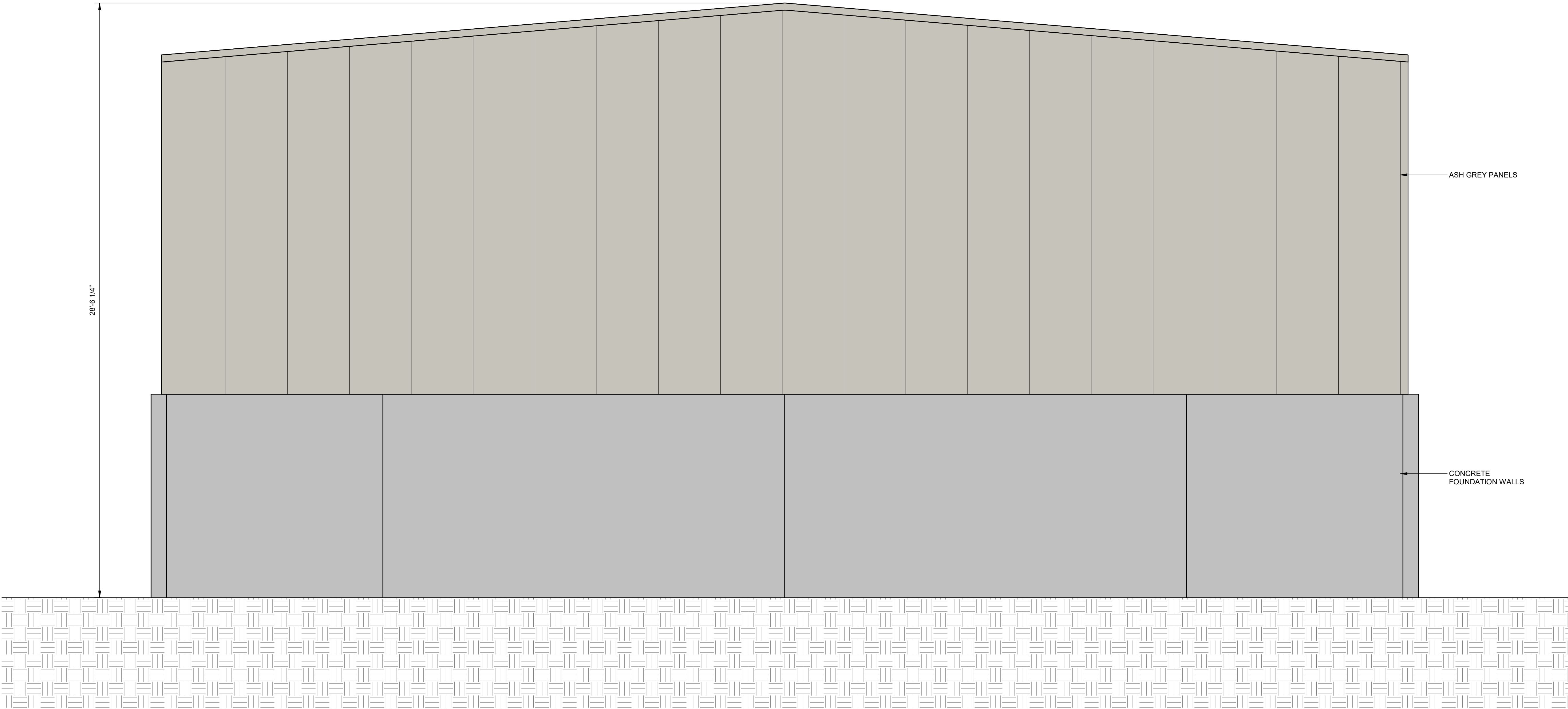
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1 WEST ELEVATION
SCALE: NTS





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TOOELE SALT SHED
CITY OF TOOELE

STRUCUTRAL (S)
ELEVATIONS

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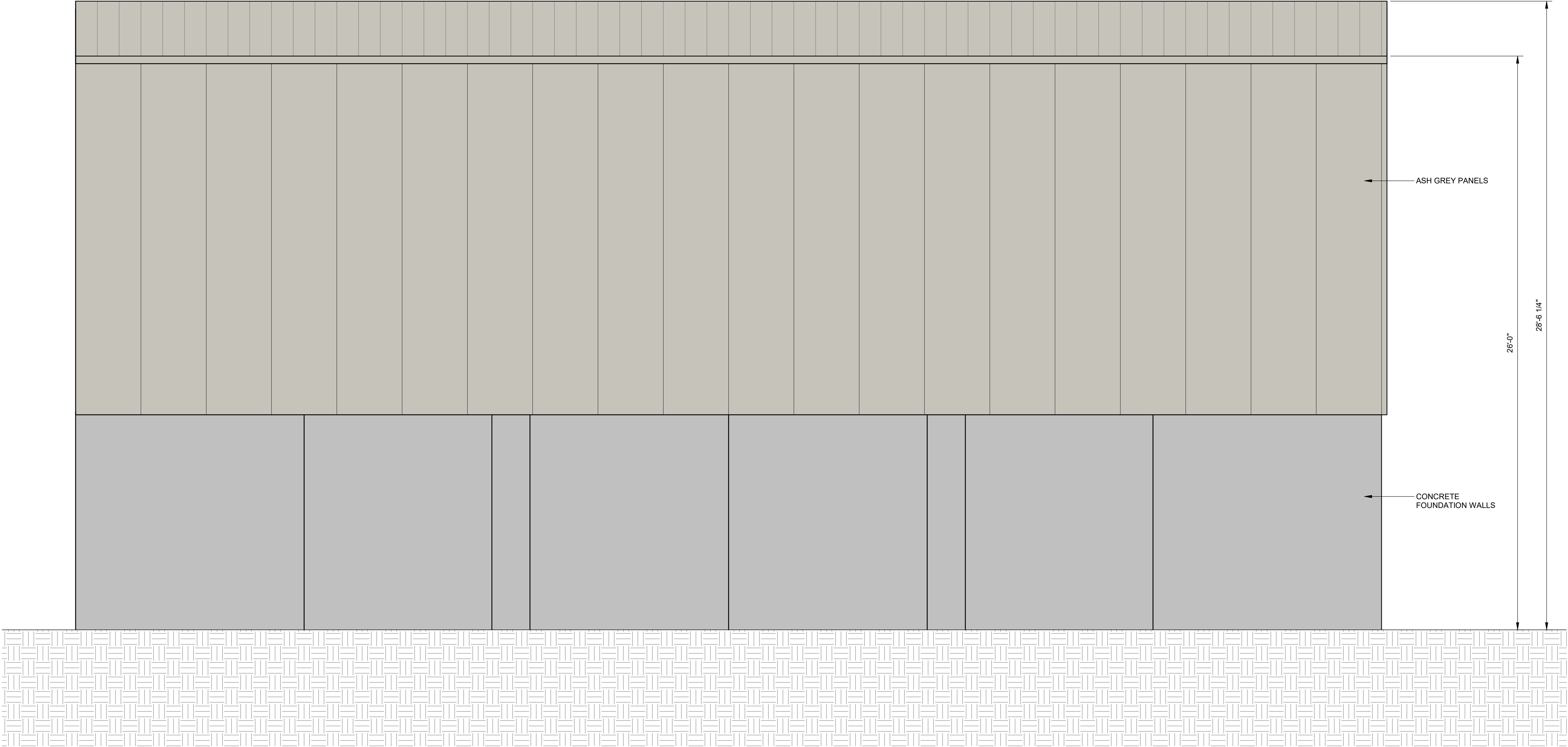
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NORTH ELEVATION

SCALE: NTS





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TOOELE SALT SHED
CITY OF TOOELE

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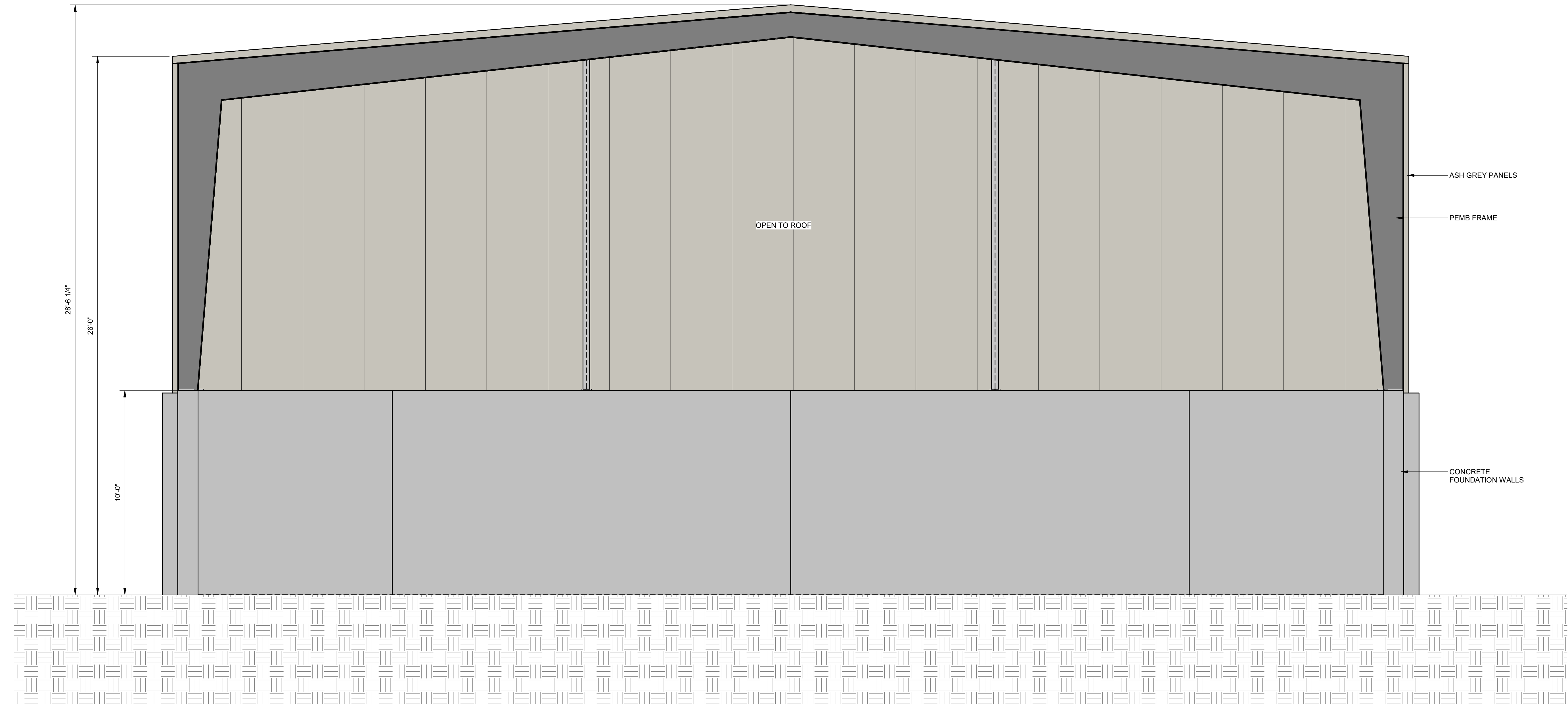
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1 EAST ELEVATION
SCALE: NTS



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TOOELE SALT SHED
CITY OF TOOELE

STRUCUTRAL (S)
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Proposed Amendment – §7-4-4 Off-Street Parking

Prepared for: Tooele City Planning Commission

Purpose:

This document proposes a text amendment to Tooele City Code Title 7, Chapter 4, Section 7-4-4 (Number of Parking Spaces) to establish clear, use-specific off-street parking standards for automobile-related commercial uses. The amendment is intended to improve clarity, consistency, and enforceability while preserving existing Planning Commission discretion under Conditional Use Permit authority.

Prepared by:

Frank Linford, Planning Commissioner

Date: January 2026

Draft Ordinance Language

AN ORDINANCE AMENDING TITLE 7, CHAPTER 4, SECTION 7-4-4 OF THE TOOELE CITY CODE TO ESTABLISH USE-SPECIFIC OFF-STREET PARKING REQUIREMENTS FOR AUTOMOBILE-RELATED COMMERCIAL USES.

BE IT ORDAINED by the City Council of Tooele City, Utah:

Section 1. Title 7, Chapter 4, Section 7-4-4 of the Tooele City Code is hereby amended by adding a new subsection (H) as follows:

§7-4-4(H) Automobile-Related Commercial Uses.

(1) Purpose. To establish objective off-street parking requirements for automobile service, repair, parts, and sales uses, and to distinguish required parking from temporary or ancillary vehicle storage.

(2) Minimum Off-Street Parking Requirements.

Automobile Service and Automobile Parts and Supply Stores: Three (3) parking spaces for each service bay, plus three (3) parking spaces for every 1,000 square feet of indoor retail sales area.

Automobile Sales: One (1) customer parking space per 400 square feet of gross indoor sales area, or five (5) parking spaces, whichever is greater.

(3) Required parking spaces shall be provided in compliance with all applicable design, dimensional, and accessibility standards of this Chapter and shall not include areas used for vehicle display, storage, or repair.

(4) Temporary Vehicle Storage. Where towing services are provided, the site plan shall designate an area for temporary vehicle storage. Such areas shall be paved, screened, and approved through site plan or conditional use review, and shall not count toward required off-street parking.

Use	Minimum off- street Parking requirement	Maximum % compact spaces allowed	Notes and Other Requirements
Automobile Service and Automobile Parts and Supply Stores	Three (3) parking spaces for each service bay, plus three (3) parking spaces for every 1,000 square feet of retail sales area	25%	If towing service is provided, sufficient area shall be located on site for temporary storage of vehicles awaiting repair and the tow truck
Automobile Sales	One (1) customer parking space per 400 square feet of gross floor area in the automobile sales area, or five (5) parking spaces, whichever is greater	25%	

Redline – §7-4-4 Number of Parking Spaces (Excerpt)

Existing Code (Excerpt):

§7-4-4. Number of Parking Spaces.

The number of required off-street parking spaces shall be calculated according to Table 7-4-1, subject to Section 7-4-5 herein.

Proposed Addition (Underline indicates new text):

§7-4-4(H) Automobile-Related Commercial Uses.

Off-street parking requirements for automobile-related commercial uses shall be calculated as follows: [See Draft Ordinance Language Section].

Related Code Excerpts (Reference Only)

§7-4-3 Parking Calculation: Provides Director and Planning Commission authority to determine parking for unlisted uses and requires use of Table 7-4-1 as the baseline calculation.

§7-4-5 Parking Calculation Ranges: Allows non-residential parking requirements to be adjusted within defined ranges administratively or through Planning Commission approval.

§7-4-9 Parking Lots: Establishes paving, screening, landscaping, and lighting requirements for off-street parking, including buffering when adjacent to residential zones.

Staff Memo Outline (For Review and Analysis)

1. Request: Planning Commission referral to staff to analyze proposed amendment to §7-4-4.
2. Background: Automobile-related commercial uses are not currently listed in Table 7-4-1, resulting in reliance on Director determinations and CUP conditions.
3. Proposed Amendment: Add a use-specific parking table for automobile service, parts, and sales uses.
4. Policy Rationale: Improve clarity, consistency, and enforcement; distinguish parking from vehicle storage; align with regional municipal practices.
5. Impacts: No change to permitted uses; provides clearer baseline standards; retains Commission discretion.
6. Recommendation: Forward to City Council for consideration following staff and legal review.

Tooele City Planning Commission
Business Meeting Minutes

Date: January 28, 2026

Time: 7:00 p.m.

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

Planning Commissioners Present:

Melanie Hammer
Chris Sloan
Jon Proctor
Tyson Hamilton, Chairman
Amanda Cordova
Weston Jensen
Kelley Anderson
Frank Linford, Alternate
Sarah Faircloth, Alternate

Council Member Liaisons:

Jon Gossett
Ed Hansen

Staff Present:

Andrew Aagard, Community Development Director
Matt Johnson, City Attorney
Braxton Roberts, IT

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**
Chairman Hamilton called the meeting to order at 7:00 p.m. and led Pledge of Allegiance
2. **Roll Call**
Melanie Hammer, Present
Chris Sloan, Present
Jon Proctor, Present
Amanda Cordova, Present
Weston Jensen, Present
Kelley Anderson, Present
Tyson Hamilton, Present
3. **Public Hearing and Decision to a Conditional Use Permit request by H & G Auto Repair to authorize the uses of “Automobile Service and Repair” and “Automobile Sales and Rental” to occur at the property located at 355 North Garden Street in the GC General Commercial zoning district on approximately .55 acres.**

Mr. Aagard explained that the site has historically been used for automotive-related activities. Planning Staff clarified that while incidental vehicle storage associated with repair and sales is permitted, the use of the property as a vehicle storage yard or tow impound lot is not allowed in the GC zoning district. Planning Staff recommended approval of the Conditional Use Permit subject to eight conditions addressing building permits, public works and fire department requirements, environmental protection measures to prevent vehicle fluid contamination, site lighting, fencing of vehicle storage areas, and the prohibition of impound or storage yard use.

Planning Commissioners discussion focused on enforcement challenges related to vehicle storage, the distinction between vehicles awaiting repair and vehicles offered for sale, fire access and safety concerns, site aesthetics, and consistency with previous automotive-related approvals. Particular attention was given to clarifying fencing requirements so that vehicles awaiting repair or storage would be screened from view, while vehicles for sale could remain visible to the public.

Chairman Hamilton opened the public hearing at 7:11 p.m. One person from the public came forward.

Bob Johnson, a nearby property owner operating a home-occupation business on Main Street near 400 North, spoke during the public hearing. He stated that he generally agreed with the proposed conditions and noted that he has complied with similar requirements for his own business. His primary concern related to the number of vehicles that could be stored on the property and the potential impact on fire access and emergency response if vehicle density increased significantly. He also asked whether lighting, landscaping, and street access would be addressed as part of the project. Mr. Johnson indicated that, provided these concerns are adequately managed and all requirements are met, he did not oppose the application.

Seeing no other members of the public coming forward. Chairman Hamilton closed public hearing at 7:14 p.m.

Chairman Hamilton invited the applicant to address Planning Commission. Applicant declined.

Chairman Hamilton invited Commissioner Linford to address the Planning Commission from the podium. Commissioner Linford shared his perspective based on over ten years of experience in the automotive industry. He suggested that placing limits on the number of vehicles on the property could help reduce long-term vehicle storage and improve site appearance and enforcement. While acknowledging that certain repairs can take extended periods due to parts availability, he noted these situations are uncommon. He proposed that distinguishing between short-term repair, long-term repair, and vehicle sales through defined limitations could help mitigate concerns related to aesthetics and enforcement.

Mr. Aagard responded that a primary challenge in implementing such a condition would be determining an appropriate and defensible numerical limit. Mr. Aagard explained that conditions must be tied to identifiable impacts that require mitigation and that it can be difficult to quantify the problem in this context. Commissioners noted that the property currently appears similar to a vehicle storage yard, with approximately twenty vehicles visible on site based on aerial imagery and site observations.

Further discussion suggested that fencing requirements may sufficiently address visual and aesthetic concerns by screening vehicles awaiting repair, while allowing vehicles for sale to be displayed in front of the business. Commissioner Linford clarified that in other jurisdictions he has seen conditions requiring a

percentage-based allocation of property use, such as portions designated for repair, sales, and circulation or parking. He also noted that partial fencing, with taller screening on most sides and shorter fencing in front, has been used successfully to balance visibility and screening.

The Planning Commission discussed whether similar percentage-based or numerical limitations would be appropriate but expressed concern about enforceability and the difficulty of quantifying a specific vehicle limit. It was noted that fire access and safety would be reviewed and enforced separately through Fire Department requirements. Planning Commissioners generally agreed that many of the concerns raised were already addressed through the proposed conditions, particularly those related to fencing, fire access, and code compliance, and that business decisions regarding vehicle display would naturally influence site appearance.

Motion: Commissioner Jensen moved to approve the Conditional Use Permit request by Abner Santos, representing H & G Auto Repair, to authorize automobile service and repair and automobile sales and rental at the subject property, Application No. 2026-004, based on the findings of fact and subject to the conditions listed in the staff report dated July 21, 2026, with the following amendment: Condition Number Seven shall be revised to state that vehicle storage areas for vehicles awaiting repair shall be fenced with solid, view-obscuring fencing. Vehicles offered for sale and active customer vehicles shall not be required to be screened. Commissioner Sloan 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.

4. City Council Reports

Councilman Hansen provided an update regarding a recent City Council meeting, noting that a previously discussed item related to Canyon Road was approved. The approval allowed modifications to improvement requirements, including exemptions from curb, gutter, and related infrastructure improvements for a specific section of the roadway. It was stated that the Council followed the City Planning Commission’s prior action on the matter, and the item was approved without issue. The meeting was described as brief and productive, and it was noted that staffing and participation are progressing well.

5. Review and Decision – January 14, 2026 Planning Commission meeting minutes

Planning Commission had no corrections to minutes.

Motion: Commissioner Proctor move to approve January 14, 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”; Chairman Hamilton, “Aye”. The motion passed 7-0.

6. Adjourn

Chairman Hamilton moved to adjourn the meeting at 7:25 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 February, 2026

Tyson Hamilton, Tooele City Planning Commission Chair