



Planning Commission Meeting Minutes

July 16, 2025

47 S Main St. Tooele, UT 84074

Council Chambers Room 308

7:00 p.m.

DRAFT

1. Pledge of Allegiance

Commissioner Scott led the group in the Pledge of Allegiance.

2. Roll Call

Commissioner Scott called the meeting to order at 7:01pm showing Commissioner Beckstrom, Commissioner Stetz, Commissioner Dow, Commissioner Alder, Commissioner Mitchell, Commissioner Scott. Commissioner Hope and Commissioner Bartholomew were excused and not in attendance.

3. Minutes

A. Minutes from the June 4, 2025 Meeting

MOTION AND VOTE

Agenda Attachments

1. June 4, 2025 Planning Commission Meeting Minutes - Draft.pdf

Commissioner Beckstrom motioned to approve the June 23, 2025, minutes. 2nd by Commissioner Alder. All in favor. Motion passed unanimously.

4. Conditional Use Permits

A. CUP 2023-116 Richard Ahadjie with Staker Parsons is requesting a Conditional Use Permit for Mining, Quarry, Sand and Gravel Excavations, Trish DuClos

MOTION AND VOTE

Agenda Attachments

1. CUP 2023-116_Public Meeting notice_24 hours.pdf
2. CUP 2023-116_2_Planning_Commission_Agenda_Summary.pdf
3. CUP 2023-116_Staff_report_Final 2.pdf

Trish DuClos, Planning staff, summarized CUP 2023-116 had been seen in a previous meeting and was tabled for acceleration/deceleration traffic concerns in the area. Trish did get confirmation that there are already access lanes off of HWY-36, acceleration/deceleration lanes. The traffic study took care of that.

Commissioner Dow made a motion to approve CUP 2023-116. 2nd by Commissioner Beckstrom. Roll call vote. Commissioner Mitchell – yes. Commissioner Alder – yes. Commissioner Dow – yes. Commissioner Scott – yes. Commissioner Beckstrom – yes. Commissioner Stetz – yes. All in favor. Motion passed unanimously.

5. Land Use Ordinances

A. TCLUO 2025-079 Staff is requesting a text amendment to Tooele County Land Use Chapters 2 and 27, Trish DuClos

PUBLIC HEARING, MOTION, AND VOTE

Agenda Attachments

1. Public Notice_Hearing_10 days_TCLUO 2025-079.pdf
2. Planning_Commission_Agenda_Summary_2025-079.pdf
3. TCLUO 2025-079_staff report_Final.pdf

Trish DuClos, Planning staff, summarized that staff requests adding definitions of "Landfarming" and "Landfarming-modified" to the land use ordinances: "Land farming' means a method of treating contaminated soil or sediments by spreading them on a prepared area and processing them to aid in remediation. This process utilizes natural biological and physical processes to degrade and treat contaminants". And "Landfarming-modified' means land farming that results in a finished soil product that does not remain at the processing site. The finished soil product has a beneficial use with a commercial value and sold to the marketplace." And then adding these terms to Chapter 27, MINING, QUARRY, SAND, AND GRAVEL EXCAVATION ZONE (MG-EX) table 27-8.2. Staff also added the wording of "residential and commercial" to the title block. Trish clarified that these are conditional uses, approved by the Planning Commission. Staff added in the title to make sure this type of use is not any closer than 1300' from a residential or commercial zoning district. These are new state guidelines.

Commissioner Scott opened the public hearing.

Commissioner Scott closed the public hearing.

Commissioner Scott made a motion to give a favorable recommendation to the County Council to approve TCLUO 2025-079 text amendment to Tooele County Land Use Chapters 2 and 27 to adopt the definitions of Land Farming and Land Farming Modified to the Land Use Ordinance as well as adding the terms to Chapter 27 Mining, Quarry, Sand and Gravel Excavations. 2nd by Commissioner Dow. Roll call vote. Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Alder – yes. Commissioner Mitchell – yes. Commissioner Dow – yes. Commissioner Scott – yes. All in favor. Motion passed unanimously.

B. TCLUO 2025-082 Brock Brown is requesting a text amendment to Tooele County Land Use Chapter 2, and Land Use tables 15-5-3.5 and 17-5-3.8, Trish DuClos

PUBLIC HEARING, MOTION, AND VOTE

Agenda Attachments

1. Public Notice_Hearing_10 days_TCLUO 2025-082.pdf
2. Planning_Commission_Agenda_Summary_2025-082.pdf
3. TCLUO 2025-082_staff report_final.pdf

Trish DuClos, Planning staff, summarized that Brock Brown is requesting a text amendment to Tooele County Land Use codes to add a definition to Chapter 2 of "Firearms Training Facility/Outdoor and Indoor Shooting Range" and adding the term to tables 15-5-3.5 and 17-5-3.8 of Recreational uses into our land use table for MU-40 and MG zones as a conditional use permit, approved through the Planning Commission. There have been several requests for this type of use over the years, but it is not listed in our Land Use Code, so it is currently not allowed.

Commissioner Scott asked about MU zone boundaries for residential areas. Trish said that, per state code, any shooting range within 1,000' requires a deed notification. Any developments that come in within 1,000' will have it posted on either PLATS or deeds. Commissioner Mitchell asked about land use, the General Plan and conditional uses. Trish said the land use portion of the zoning codes are just uses that could be allowed in those areas. There are different levels of use. There are permitted uses, staff approval of uses and conditional use permits that come before the Planning Commission. There is a wide range of different uses allowed in different areas.

Commissioner Scott opened the public hearing.
Commissioner Scott closed the public hearing.

Commissioner Dow made a motion to give a favorable recommendation to the County Council to approve TCLUO 2025-082. 2nd by Commissioner Alder. Roll call vote.
Commissioner Mitchell – yes. Commissioner Stetz – yes. Commissioner Beckstrom – yes.
Commissioner Scott – yes. Commissioner Alder – yes. Commissioner Dow – yes. All in favor.
Motion passed unanimously.

C. TCLUO 2025-092 Staff is requesting a text amendment to Tooele County Land Use Chapter 35, Trish DuClos

PUBLIC HEARING, MOTION, AND VOTE

Agenda Attachments

1. Public HEARING notice_10 days_TCLUO 2025-092.pdf
2. Planning_Commission_Agenda_Summary_2025-092.pdf
3. TCLUO 2025-092_staff report_FINAL.pdf

Trish DuClos, Planning staff, summarized that staff is requesting a text amendment to Tooele County Land Use Ordinance Chapter 35 to adjust preliminary and final plat requirements in Major Subdivisions and add Boundary Adjustments in accordance with state codes.

Commissioner Scott opened the public hearing.
Commissioner Scott closed the public hearing.

Commissioner Beckstrom made a motion to give a favorable recommendation to the County Council to adopt TCLUO 2025-092. 2nd by Commissioner Stetz. Roll call vote. Commissioner Mitchell – yes.
Commissioner Alder – yes. Commissioner Dow – yes. Commissioner Scott – yes. Commissioner Stetz – yes. Commissioner Beckstrom – yes. All in favor. Motion passed unanimously.

6. Rezones

A. REZ 2025-046 Charles Akerlow with the Inland Port is requesting a rezone of 232.52 acres from MU-40 to M-G, Trish DuClos

PUBLIC HEARING, MOTION, AND VOTE

Agenda Attachments

1. REZ 2025-046_ Public hearing_Notice_10 days.pdf
2. Planning_Commission_Agenda_Summary 2025-046.pdf
3. REZ 2025-046_Staff Report_Final.pdf

Trish DuClos, Planning staff, summarized that Charles Akerlow with the Inland Port is requesting a rezone from MU-40 (Multiple use, 40-acre minimum) to MG (Manufacturing General). This would be part of the already approved extension of the Inland Port Authority project by the County Council. Planning Staff is concerned with the current infrastructure of Higley Road. It will have to be reclassified as a truck route through the transportation plan, and it will have to be improved upon in order to accommodate all the industrial uses. The applicant has submitted a concept plan that adds more roads, not just Higley Road.

Commissioner Dow asked if a recent rezone request was denied because the Planning Commission did not want to dedicate Higley Road as a truck route. He was under the impression that there were several landowners that did not want to designate Higley Road as a truck route. Commissioner Scott said the rezone request wasn't denied, it was tabled. No landowners spoke against it; it was the Planning Commission that tabled it due to concerns regarding the width of the road. Trish said that several of the properties have been bought and when the development comes in, they will be forced to improve the road. Commissioner Mitchell stated the rezone complies with the land use, but the traffic study provided state capacity of 13,683 trips per day. He would like to know how the Planning Commission has influence on the pace of the growth in the area with the current infrastructure. Trish said the study includes a wide range of uses in that area, and we don't know exactly what is going to come in for every property, but there will be a lot of traffic. The total number of trips per day is

at completion, not just for this phase. It will be required to improve the infrastructure on Higley Road before anything can come in. There was further discussion regarding growth, traffic and infrastructure.

Commissioner Scott opened the public hearing.

Teri Durfee lives on Burmester and is concerned with the current traffic as well as the additional traffic it will bring. She doesn't feel that they will be able to control truck traffic as there is currently a lot. She is also concerned about the speed limit and water resources.

Jamie Fitzgerald lives next to one of the rezone properties and wants to know how this rezone is going to affect property taxes in the area and the surrounding properties, because the property taxes are already astronomical.

Michael Drury owns property near this area and is in support of the rezone and the entire Port Project and what it is bringing to Tooele County.

Cameron Ordokowski is a commercial real estate agent and has many clients looking in this area and is excited about the development and jobs it will bring to the area.

Commissioner Scott closed the public hearing.

Commissioner Dow asked if our infrastructure could handle the 13,683 daily trips and how many of those trucks are going to hit I-80. Commissioner Scott said they would all be on I-80. Commissioner Dow said that our infrastructure cannot handle the amount of traffic we currently have and if something doesn't change it will only get worse. Commissioner Scott said that there are already improvements happening, but it takes time. Community Development Director, Rachelle Custer, said that UDOT is currently doing a study of this area and has had several public hearings. They have stated that they will not throw state dollars at infrastructure before growth. The growth and the congestion have to come first. Commissioner Beckstrom is worried that the exit off of I-80 could become a choke point, and it won't be a priority for UDOT until it's already a problem. Rachelle said that the Planning Commissioner could make a condition that the applicant get with UDOT, let UDOT know their plan, and get a letter to the Planning Commission from UDOT.

Charles stated that he has been working on this project for the last four years, organized the Tooele Valley Public Infrastructure District and is a chairman on the board of trustees. They have entered into an interlocal agreement with Tooele County and TVPID will pay for, own, operate, maintain and manage all the site improvements, roads, streets, utilities for water, sewer, wastewater, wetlands, and pay for the extension of gas and electricity to the site. The district has taxing authority; taxes only affect properties within the industrial park; no other taxes go up except within the district. The district pays back the bonds. The district owns sufficient water rights, has drilled wells, and is constructing water infrastructure including pump stations and a water tank. There are no public utilities or sewer plants that this will impact. Utilities have been approved by water, civil, and wastewater engineers. Tooele County does not own all of Higley Road. Part of Higley Road is owned by Arthur Higley. Charles has no intention of using Higley Road for the Inland Port and has three entrances/exits from Burmester Road into the project. Burmester Road is being widened to meet county standards, including acceleration and deceleration lanes. Charles is also working with UDOT on what they are going to do with the rest of Burmester. Commissioner Scott asked Charles when he purchased Higley's property did it not include the road. Charles said that Higley Road was not included in the property purchase; future widening requires payment to Arthur Higley per an agreement. Commissioner Mitchell asked if Charles had a development schedule to grow to capacity and if he had anything set up with UDOT. Charles said he didn't yet. Commissioner Dow asked if UDOT had done any traffic studies and Charles said that he didn't know. The traffic study that Charles provided anticipates approximately 13,683 weekday trips at full build-out that will include rail, and a major truck stop off of I-80.

Commissioner Mitchell made a motion to give a favorable recommendation to the County Council with the condition that the landowner will be required to provide his traffic study to UDOT and that UDOT provide response/feedback back regarding the interchange for I-80 and

Burmester. 2nd by Commissioner Stetz. Roll call vote. Commissioner Alder – yes. Commissioner Dow – yes. Commissioner Scott – yes. Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Mitchell – yes. All in favor. Motion passed unanimously.

B. REZ 2025-035 Michael Drury is requesting a rezone for 61.02 acres from MU-40 to M-D, Trish DuClos

MOTION AND VOTE

Agenda Attachments

1. REZ 2025-035_Public Meeting notice_24 hours.pdf
2. Planning_Commission_Agenda_Summary 2025-035.pdf
3. REZ 2025-035_Staff Report_FINAL_2.pdf

Trish DuClos, Planning staff, summarized that Michael Drury's rezone request from MU-40 (Multiple use, 40-acre minimum) to M-D (Manufacturing Distribution) was tabled previously by the Planning Commission. The Planning Commission requested the applicant get with staff to determine acceptable uses in the area and come up with a plan for infrastructure because Higley Road is currently not able to handle all that traffic. Because it is uncertain if/when the Inland Port may use/improve Higley Road, staff recommend a condition be placed on the zoning per Hales's traffic study for a maximum of 400 trips per day. Each new business must report on projected daily trips, and the total cannot exceed 250 trips per day only until Higley Road is sufficiently improved to accommodate additional traffic.

Commissioner Scott asked if there was a way to monitor and enforce total trips per day. Trish said annual traffic counts may be needed for up to two years at the county's expense and the condition only be placed until Higley Road is sufficiently improved. There was discussion regarding the uses in MG and MD zones.

Commissioner Mitchell asked the applicant about Higley Road and how he is affected by it. Michael addressed the ownership issue. He is proposing light manufacturing distribution and marketing for businesses with warehouse and storage uses. Commissioner Beckstrom inquired about emergency response access. Trish said that the applicant will have to get approvals before development, so this is not an issue.

Commissioner Mitchell made a motion to give a favorable recommendation to the County Council with the following conditions 1) Each future business use proposed shall provide a number of trips per day that their business will bring. The maximum allowed trips for the entire proposed rezone area be capped at 250 trips per day until Higley Rd is sufficiently improved to provide more traffic. 2) Update the Transportation Plan to add Higley Road as a truck route. 2nd by Commissioner Dow. Roll call vote. Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Scott – yes. Commissioner Alder – yes. Commissioner Dow – yes. Commissioner Mitchell – yes. All in favor. Motion passed unanimously.

7. Site Plan Review

A. SPR 2025-086 Adobe Rock is requesting reduced setback approval for a pavilion on their commercial property, Trish DuClos

MOTION AND VOTE

Agenda Attachments

1. SPR 2025-086_Public Meeting notice_24 hours.pdf
2. SPR 2025-086_Planning_Commission_Agenda_Summary.pdf
3. SPR 2025-086_Staff_Report_Final.pdf

Trish DuClos, Planning staff, summarized that Adobe Rock is requesting a smaller setback for their proposed pavilion to be just over 3' from Village Blvd. Our land use code says that commercial zones can have up to 0' setbacks with Planning Commission approval. Village Blvd is dedicated as a 100' ROW and the 3' setback would be from there. Staff have no concerns and recommend approval of the 3' setback.

Commissioner Scott made a motion to approve SPR 2025-086 with the 3' setback. 2nd by

Commissioner Dow. Roll call vote. Commissioner Mitchell – yes. Commissioner Alder – yes. Commissioner Stetz – yes. Commissioner Beckstrom – yes. Commissioner Dow – yes. Commissioner Scott – yes. All in favor. Motion passed unanimously.

8. Subdivisions

A. AMD SUB 2025-037 Applicants are requesting final plat approval for the amended plat of Prickly Pear Acres Subdivision, Trish DuClos

MOTION AND VOTE

Agenda Attachments

1. AMD SUB 2025-037_Planning_Commission_Agenda_Summary (1).pdf
2. AMD SUB 2025-037_Public Meeting notice_24 hours (1).pdf
3. AMD SUB 2025-037_Staff report_Final (1).pdf

Trish DuClos, Planning staff, summarized that the applicants are requesting a 4th lot and a private road be added to their existing subdivision, located north of Wendover City. All reviewing agencies have approved. Staff recommends Planning Commission grants approval for the Prickly Pear Acres Subdivision Amendment 1 final plat with a private road “Prickly Pear Ln”.

Commissioner Beckstrom made a motion to approve AMD SUB 2025-037 Prickly Pear Subdivision Amendment 1 to include the private road. 2nd by Commissioner Mitchell. Roll call vote. Commissioner Alder – yes. Commissioner Dow – yes. Commissioner Stetz – yes. Commissioner Scott – yes. Commissioner Mitchell – yes. Commissioner Beckstrom – yes. All in favor. Motion passed unanimously.

9. Planning Commission Comments

10. Adjournment

Commissioner Scott adjourned the meeting at 8:33pm.