



Planning Commission Meeting Minutes

June 04, 2025

47 S Main St. Tooele, UT 84074

Council Chambers Room 308

7:00 p.m.

1. Pledge of Allegiance

Pledge of allegiance led by Councilman Kendal Thomas.

2. Roll Call

Blair Hope called the meeting to order at 7:01pm. Roll call showed: Commissioner Dow (online), Commissioner Beckstrom, Commissioner Stetz, Commissioner Scott, Commissioner Bartholemew, Commissioner Alder, Commissioner Hope. Commissioner Mitchell was excused.

3. Minutes

A. Minutes from the April 23, 2025 Meeting

MOTION AND VOTE

Agenda Attachments

1. April 23, 2025 Planning Commission Meeting Minutes_Draft.pdf

Commissioner Scott made a motion to approve the April 23rd, 2025, Meeting Minutes. 2nd by Commissioner Beckstrom. All in favor. Motion passed unanimously. Commissioner Hope abstained.

4. Subdivisions

A. SUB 2025-026 Skylar Tolbert is Requesting Preliminary Plat Approval for Sagewood Village Phase 14, Trish DuClos

PUBLIC HEARING AND MOTION

Agenda Attachments

1. SUB 2025-026_Staff_Report_Final.pdf

2. SUB 2025-026_Planning_Commission_Agenda_Summary.pdf

3. SUB 2025-026_Public Notice_Hearing_10 days.pdf

Trish Duclos, Planning Staff, summarized Preliminary Plat Approval for the proposed Sagewood Village Phase 14 Subdivision in Stansbury Park and the applicant is online. This is for 25 residential lots, and 1 alpha lot, "A" for open space that will be deeded to SSA (Stansbury Service Agency). All reviewing agencies have approved of the preliminary plat. Ivory's development agreement says that they will allow any lot size and up to 1,050 lots at build out. Including this Plat (phase 14), they will have 963 single-family lots. Staff recommends that the Planning Commission approve the preliminary plat for the proposed 26-lot, Sagewood Village Phase 14 Subdivision Preliminary Plat.

Commissioner Hope opened the public hearing.

Commissioner Hope closed the public hearing.

Commissioner Beckstrom asked if Ivory Homes had started developing this phase. Mr. Timothy with Ivory Homes, who is online, confirmed that they have not dug any holes in phase 14.

Commissioner Scott made a motion to approve 2025-026 Subdivision Preliminary Plat with the 26 lots

according to the staff recommendations to approve the preliminary plat. 2nd by Commissioner Beckstrom. Roll call vote: Commissioner Dow – yes. Commissioner Beckstrom – yes. Commissioner Stetz. Commissioner Scott – yes. Commissioner Bartholomew – yes. Commissioner Alder – yes. Commissioner Hope – yes. All in favor. Passed unanimously.

5. 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

PUBLIC HEARING AND MOTION

Agenda Attachments

1. CUP 2023-116_Staff_report_Final.pdf
2. CUP 2023-116_Planning_Commission_Agenda_Summary.pdf
3. CUP 2023-116_Public Notice_Hearing_10 days.pdf

Trish Duclos, Planning Staff, summarized that this is for a Conditional Use Permit for a gravel pit operation from Staker and Parsons and the applicant is online. It is located in the Bauer area. Referring to it as The North Bauer Pit, it is near other gravel operations. The property is 100-acres and will be a 5-phase project (20-acre phases). The applicant will improve half of Bauer Road, along that section that is adjacent to the property. As developments come in, the same requirements will be addressed. All reviewing agencies have approved the site plan. Staff recommends the Planning Commission put the following conditions in place 1). Before operations of each phase, the correct bonding is in place for that phase. 2) Renewals of state department permitting are submitted to staff upon expiration of that permit. 3) Ensure the 5-year plan is updated and sent to staff before the following 5-year expiration date. Commissioner Scott asked about switching Bauer Road where it comes out on HW-36 from its existing location and moving it north, so it ties in with where the jail is. Trish said that no, they don't touch that north road, their access will be from Old Bauer Road, the same as if you are going to the landfill and then turning in. Commissioner Beckstrom asked about Class D roads and if there was a concern coming in onto a gravel road. Rachelle Custer, Community Development Director, said that not all gravel roads are Class D, and this one is not a Class D road. This gravel road is maintained. Commissioner Hope's concern is turning lanes on and off. He said there isn't a turn lane which is a safety and congestion concern. Trish stated that the applicant provided a traffic study, but it did not call out turn lanes in the area. Rachelle said that because the applicant is accessing off of an approved road/intersection, there has not been input from UDOT. Rachelle said that may be a condition the Planning Commission place: some type of approval from UDOT to add the increased traffic to that intersection. The traffic study itself does not require it, that would have to be UDOT that requires it.

Commissioner Hope opened the public hearing.

Commissioner Hope closed the public hearing.

Commissioner Alder shared the same concerns as the other commissioners. The commissioners further discussed the neighboring gravel pits, congestion, access, delays and the traffic study. Rachelle said that the Planning Commission can either put the condition that the applicant gets approval from UDOT, or they can request the County Council to commission their own traffic study, but the Commissioners cannot commit funds for it. Trish said that with the negative impacts in the area, they can put mitigation measure conditions.

Commissioner Scott made a motion to table CUP 2023-116 until at least the August business meeting. During that time, the applicant is to get with UDOT regarding acceleration and deceleration access lanes at this location and the Planning Commission would like the County Council to look at hiring their own traffic study that encompasses all future growth in this area and not just the company's first phase. 2nd by Commissioner Dow. Roll call vote: Commissioner Dow – yes. Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Scott – yes. Commissioner Bartholomew – yes. Commissioner Alder – yes. Commissioner Hope – yes. All in favor. Motion passed unanimously.

6. Rezones

A. REZ 2024-159 Jason Harris is Requesting a Rezone of 40 Acres from RR-5 to RR-1, Trish DuClos

MOTION AND VOTE

Agenda Attachments

1. REZ 2024-159_ORD 2025-02_Staff Report_Final.pdf
2. Planning_Commission_Agenda_Summary 2024-159-2.pdf
3. REZ 2024-159 Public Notice.pdf

Trish Duclos, Planning Staff, summarized rezone request 2024-159 on the Planning Commission side is referred to as Ordinance 2025-02 on the County Council side. The Planning Commission has heard this rezone request a couple of times. The applicant has provided more information on the water study and provided a complete change order application from the State. The applicant has sufficient water rights in the area and the Health Department deems the area feasible. He will have to get soil, septic and water during the subdivision phases as the Health Department cannot process them at this time. The first vote was 4 in favor, with the conditions that the lot sizes were a minimum of 3 acres and that there was documentation from the State that it was feasible in that area. 2 were unfavorable because it should conform to the General Plan or remain a 5-acre minimum, and concerns with water and wells in that area. The County Council added that onto the Planning Commission, that the County needed to do a General Plan Amendment which has now been changed to medium density residential. The applicant is now requesting a minimum of 2 acres and, with the information he has provided, it is feasible. The city does have a high-density residential area next to this property as well as, adjacent to this property, there is active agriculture. Trish feels that 1-acre lots and larger are a decent buffer for planning. The original request was RR-1 (1-acre minimum), and the Commissioners decided that the 3-acre minimum was fair.

Jason Harris, the applicant, stated that the original application was for 1 ½ and 3-acre lot sizes. He would like to change this to all 2-acre lots with a total of 18 lots. Commissioner Alder asked if the lots were going to have shared wells. Jason confirmed that there would be one well per 2 lots with a shared well user agreement between property owners. Jason also confirmed that each home will have its own septic system.

Commissioner Dow asked staff why they would consider smaller lot sizes when a neighboring municipality has expressed concern about their wells being negatively affected by nitrates and phosphates gravitating downstream. He is addressing the letter that Tooele City sent in for the first public hearing. The Commissioners discussed the septic systems and Tooele City, allowing a larger density development next to the same property that they referred the County to. Commissioner Scott asked staff about staff recommendations. Trish asked that they consider the uses such as dwelling unit density, building square footage, height of the structures, minimum lot sizes. Trish also mentioned ADUs because that will double the septic systems. Trish said that currently, per state code, we have to allow internal ADUs. They have not come forward regarding detached ones yet. Trish said that the Planning Commission can put conditions in now regarding detached ADUs and if the state changes the code, it can be addressed at that time. Commissioner Bartholomew asked about addressing septic and water for the ADUs. Trish said that is a type of use that they can restrict or put conditions on.

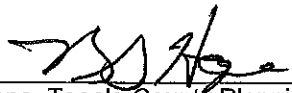
Commissioner Scott made a motion to give a favorable recommendation to the County Council for approval of Rezone 2024-159 with the attached staff recommendations to include 2-acre minimum lot sizes and no detached ADUs. 2nd by Commissioner Beckstrom. Roll call vote: Commissioner Dow – no for reasons mirroring Tooele City's and neighbors' concerns regarding septic waste traveling downstream and negatively impacting neighboring wells. Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Scott – yes. Commissioner Bartholomew – yes. Commissioner Alder – yes. Commissioner Hope – yes. Motion passed 6 to 1.

7. Adjournment

Motion to adjourn by Commissioner Hope at 7:50pm.

8. Planning Commission Comments

THE FOREGOING MINUTES ARE APPROVED:



Blair Hope, Tooele County Planning Commission Chairman