



Planning Commission Meeting Minutes

August 06, 2025

47 S Main St. Tooele, UT 84074

Council Chambers Room 308

7:00 p.m.

DRAFT

1. Pledge of Allegiance

Pledge of Allegiance led by Tim Gillie.

2. Roll Call

Commissioner Blair Hope called the meeting to order at 7:02PM showing Commissioner Curtis Beckstrom, Commissioner Toni Scott, Commissioner Blair Hope, Commissioner Andy Stetz, Commissioner Dean Alder, Commissioner Michael Dow, Commissioner Dean Mitchell and Commissioner Brad Bartholemew (unable to participate).

3. Minutes

A. Minutes from the July 16, 2025 meeting

MOTION AND VOTE

Agenda Attachments

1. July 16, 2025 Planning Commission Meeting Minutes - Draft.pdf

Commissioner Scott made a motion to approve the July 16, 2025, meeting minutes. 2nd by Commissioner Beckstrom. All in favor. Motion passed unanimously.

4. Subdivisions

A. SUB 2025-001 Matt and Doug Hogan are requesting preliminary plat approval for the West South Rim Subdivision, Trish DuClos

PUBLIC HEARING AND MOTION

Agenda Attachments

1. SUB 2025-001_Planning_Commission_Agenda_Summary.pdf
2. SUB 2025-001_Public Notice_Hearing_10 days.pdf
3. SUB 2025-001_Staff_Report_Final.pdf

Trish Duclos, Planning Staff, summarized that Matt and Doug Hogan are requesting preliminary plat approval for the proposed West South Rim Subdivision, consisting of 226 residential lots. The subdivision plan includes one detention alpha lot and additional alpha lots adjacent to the drainage ditch. The development is scheduled to proceed in five phases. All relevant reviewing agencies have approved the preliminary plat.

Commissioner Scott inquired whether the lots would be one acre in size. Trish confirmed that the lots are required to be a minimum of one acre. Commissioner Dow asked about the duration of the five

development phases. Trish responded that the timeline is dependent on the developer's schedule.

Commissioner Hope opened the public hearing.

- John Drabik, a resident near the proposed West South Rim phase 5 development, submitted a letter outlining concerns related to density, compatibility with existing developments, usability of open space, water and septic, traffic on Silver Ave, and potential environmental impacts associated with the nearby gravel pit.

Commissioner Hope closed the public hearing.

Commissioner Scott requested input from the applicant. Doug Hogan clarified that the proposed subdivision is separate from the Benches of South Rim, though both are located within the same special service district. He addressed public access to trails, parks and open space, and confirmed sufficient water availability. A new 1-million-gallon water tank is planned at a higher elevation to meet fire flow requirements. Doug acknowledged concerns regarding roads and infrastructure and stated he will continue coordinating with engineering and consulting with all agencies to meet improvement requirements. He noted that the development timeline is governed by county ordinance, which requires 70% of lots in the current phase to be under contract before proceeding to the next phase. Each phase will include approximately 45 lots. Commissioner Hope inquired about the possibility of construction vehicles accessing the site from the west versus the east to reduce traffic tension on the curve roads. Doug said that he would recommend access via Mormon Trail but cannot guarantee compliance from all suppliers.

Commissioner Scott made a motion to approve SUB 2025-001 Preliminary Plat approval for the proposed 226 lot plat for West South Rim Subdivision. 2nd by Commissioner Beckstrom. Roll call vote. Commissioner Beckstrom–yes. Commissioner Scott–yes. Commissioner Stetz–yes. Commissioner Alder–yes. Commissioner Dow–yes. Commissioner Hope–yes. Commissioner Mitchell–yes. All in favor. Motion passed unanimously.

5. Rezones

A. REZ 2025-093 Charles Akerlow is requesting a rezone from MU-40 to M-G, Trish DuClos

PUBLIC HEARING AND MOTION

Agenda Attachments

1. Planning_Commission_Agenda_Summary 2025-093.pdf
2. REZ 2025-093_ Public hearing_Notice_10 days.pdf
3. REZ 2025-093_Staff Report_Draft.pdf

Trish Duclos, Planning Staff, summarized that Charles Akerlow is requesting to change approximately 332 acres from MU-40 (Mixed Use, 40-acre minimum) to M-G (General Manufacturing). The proposed rezone is part of the previously approved Inland Port Authority project extension. The applicant has been informed of applicable floodplain restrictions.

Commissioner Mitchell discussed with staff the traffic study conducted by Hales Engineering, which reported 13,683 daily trips and the off-ramp at I-80 and Burmester will require no mitigation of traffic flow. Trish clarified that mitigation is not anticipated until 2030. At that time, the installation of a traffic light is recommended, and if properly timed, no additional mitigation measures are expected for a full build-out by 2030. Commissioner Mitchell requested that staff obtain a projected development timeline. Trish responded that no schedule has been provided, and it remains difficult to forecast due to limited information on incoming businesses. Additional discussion included traffic study findings, coordination with UDOT, truck routing, and access points via Higley Road and through Grantsville City.

Commissioner Hope opened the public hearing.

Commissioner Hope closed the public hearing.

Commissioner Dow made a motion to give a favorable recommendation to the County Council for REZ 2025-093. 2nd by Commissioner Scott. Roll call vote. Commissioner Mitchell–yes. Commissioner Beckstrom–yes. Commissioner Scott–yes. Commissioner Stetz–yes.

Commissioner Alder–yes. Commissioner Dow–yes. Commissioner Hope–yes. All in favor.
Motion passed unanimously.

6. General Plan Amendment

A. GPA 2025-103 Jake McArthur and other property owners are requesting a General Plan Amendment to South Area Map, Trish DuClos

PUBLIC HEARING AND MOTION

Agenda Attachments

1. GPA 2025-103_ PUBLIC NOTICE.pdf
2. GPA 2025-103_Staff Report_Final.pdf

Prior to discussion of GPA 2025-103, Commissioner Dow recused himself from participation due to a conflict of interest, as his property is included in the application under consideration.

Trish Duclos, Planning Staff, summarized that Jake McArthur, along with other property owners, are requesting a General Plan Amendment to the Land Use South Map, changing it from Open Space to Agriculture. The applicant has requested a building permit on his property but currently cannot be granted one because it is below the minimum acreage amount. In order to rezone the property to make him in compliance, he has to request a General Plan amendment so that the rezone falls in compliance with the General Plan. There are several properties in the area that have been split off, which makes them non-conforming parcels for the MU-40 (40-acre minimum) zone.

The commissioners and staff engaged in a discussion covering development standards, the General Plan, property rights, compliance issues, and procedures related to non-conforming parcels. It was noted that the current MU-40 zone contains several parcels that were split after January 10, 1975, making them non-conforming. Parcels established prior to that date are considered grandfathered. The conversation also addressed future land use considerations, specifically the designation of areas as Open Space versus Agricultural.

Commissioner Hope opened the public hearing.

- Michael Dow has property included in the application. He read aloud the definition of "Open Space" from the General Plan (adopted 2022), emphasizing that permanent protection is only required when land is specifically dedicated as such. He stated that most of the parcels are privately owned and not formally designated as open space, and expressed concern that classifying this area as open space in the General Plan may have been an error.
- Jake McArthur, the applicant, is requesting to amend the General Plan designation for his property from Open Space to Agriculture. This amendment is a prerequisite for pursuing a rezone that would bring the property into compliance with the county code and allow for the issuance of building permits. The subject lots currently range in size from 18 to 39 acres, which falls below the 40-acre minimum required under existing zoning regulations, rendering them non-conforming.
- CW Thompson's 39-acre property is part of the current application. The property is currently non-conforming. The proposed General Plan aims to enable future rezoning, which would establish legally conforming lots and support the issuance of building permits.
- Alan Pfaff addressed the group regarding his property, which is part of the current application. He recently purchased a home constructed in 2010–2011; however, the parcel is below the 40-acre minimum required for a building permit. Alan expressed interest in amending the General Plan and pursuing a rezoning of the property to allow for future residential development.

Commissioner Hope closed the public hearing.

Commissioner Hope expressed appreciation for the planning and zoning process, emphasizing its clarity, professionalism, and accessibility. He noted that the General Plan serves as a set of guidelines rather than enforceable laws or ordinances. He acknowledged that when individuals seek to propose changes to the General Plan or zoning, this process provides a structured and respectful avenue for doing so. Commissioner Hope commended both the applicants and the commission for adhering to due process, highlighting that the commission's role is not to oppose or protest the General Plan, but to follow the

established procedures. He concluded by reiterating his gratitude for the integrity and professionalism demonstrated throughout the process.

Commissioner Alder made a motion to give a favorable recommendation to the County Council for General Plan Amendment 2025-103 to go from Open Space to Agriculture. 2nd by Commissioner Scott. Roll call vote. Commissioner Mitchell–yes. Commissioner Beckstrom–yes. Commissioner Scott–yes. Commissioner Stetz–yes. Commissioner Alder–yes. Commissioner Hope–yes. Motion passed unanimously.

7. Planning Commission Comments

8. Adjournment

Commissioner Hope adjourned the meeting at 8:04PM.