



Planning Commission Meeting Agenda

October 01, 2025
Council Chambers
07:00 PM

To watch meetings online, visit Tooele County's [YouTube](#) or visit this Zoom link: <https://us06web.zoom.us/j/87557557305> To submit a public comment before the meeting, [email comments](#), anytime up until the meeting starts. Pursuant to the Americans with Disability Act, individuals needing special accommodations during this meeting should notify Stephanie Eastburn, Tooele County Community Development, at 435-843-3160 prior to the meeting.

1. Pledge of Allegiance

2. Roll Call

3. Minutes

A. Minutes from the September 3, 2025 Meeting

MOTION AND VOTE

Attachments

1. [September 3, 2025 Planning Commission Meeting Minutes - Draft.pdf](#)

4. Land Use Ordinances

A. TCLUO 2025-125 Staff is requesting Tooele County Land Use Ordinance Chapter 32 to create the Energy Development Zone Overlay

PUBLIC HEARING AND VOTE

Attachments

1. [Public HEARING notice_10 days_TCLUO 2025-125.pdf](#)
2. [Planning Commission Agenda Summary_2025-125.pdf](#)
3. [TCLUO 2025-125_staff report_final.pdf](#)

5. Planning Commission Comments

6. Adjournment



Planning Commission Meeting Minutes

September 03, 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 Councilman Kendall Thomas

2. Roll Call

Commissioner Blair Hope called the meeting to order at 7:02PM showing in attendance Commissioner Beckstrom, Commissioner Scott, Commissioner Alder, Commissioner Mitchell, Commissioner Hope, Commissioner Bartholemew and Commissioner Michael Dow (unable to participate).

3. Minutes

A. Minutes from the August 6, 2025 Meeting

MOTION AND VOTE

Agenda Attachments

1. August 6, 2025 Planning Commission Meeting Minutes - Draft.pdf

Commissioner Beckstrom made a motion to approve the August 6, 2025, meeting minutes. 2nd by Commissioner Scott. All in favor. Motion passed unanimously.

4. Subdivisions

A. AMD SUB 2025-073 Christian Junk is requesting an amended subdivision to vacate some or a portion of the internal utility easements. , Trish DuClos

The property owner, Christian Junk, is requesting an amended subdivision of Stansbury Place PUD Ph 3 to vacate some or a portion of the internal utility easements.

Agenda Attachments

1. SUB 2025-073_Public Notice_Meeting 24 hours.pdf
2. SUB 2025-073_Planning_Commission_Agenda_Summary.pdf
3. SUB_2025-073_Staff_Report_Final.pdf

Trish DuClos, Planning staff summarized that the applicant, Christian Junk, is requesting a reduction of public utility easements around the property to current standards so he can install a pool. All utility companies have provided approval letters for easement adjustment, including Stansbury Park Improvement District.

Commissioner Scott made a motion to grant approval to the Stansbury Place PUD Phase 3 Amended Subdivision for AMD SUB 2025-073. 2nd by Commissioner Mitchell. Roll call vote. Commissioner Beckstrom—yes, Commissioner Scott—yes, Commissioner Bartholomew—yes, Commissioner Alder—yes, Commissioner Mitchell—yes, Commissioner Hope—yes. All in favor. Motion passed unanimously.

5. Conditional Use Permits

A. CUP 2025-104 Shelley Shumway and Camille Bosch requesting a Conditional Use Permit for Private Road , Trish DuClos

Shelley Shumway and Camille Bosch are requesting conditional use approval for private roads to access their properties.

Agenda Attachments

1. CUP 2025-104_Public Notice_Hearing.pdf
2. Planning_Commission_Agenda_Summary_2025-104.pdf
3. CUP 2025-104_Staff report_FINAL.pdf

Trish DuClos, Planning staff summarized that applicants Shelley Shumway and Camille Bosh are requesting a conditional use permit for private road approval. The private road would give legal access to the property for future subdivision. Ekker Lane is a county road but ends at their property, so they are requesting a 30-foot road on their side so they can access internal lots when ready. Per Trish, the property owners did plan for Ekker Lane to continue through eventually. That is why they agreed to a 30-foot easement so that the next property owner would cover the other 30, making it a 60-foot right of way.

Commissioner Hope opened the public hearing.

- David Gowans lives on Ekker Lane and asked if the conditional use permit is granted, will it allow the applicants to gate the lane, or will he still be able to maintain access as it is the only access he has to his property? Ekker Lane dead ends at the applicant's property but there has been a dirt road for decades that runs to his property.

Commissioner Hope closed the public hearing.

Trish said that the legal description of the easement doesn't state that it is in favor of lots or as part of a parcel, so it doesn't give any ownership to it. It is just an easement. Trish said that a condition could be placed that Ekker Lane remain open for public access.

Commissioner Scott made a motion to grant approval for conditional use 2025-104 with the following conditions. The first condition as stated in the staff report is that staff record an attachment on the Access Easement stating the private road has been approved through CUP 2025-104, along with the road maintenance agreement. The second condition is that the Ekker Lane easement remains open to the public as public access. 2nd by Commissioner Mitchell. Roll call vote. Commissioner Beckstrom—yes, Commissioner Scott—yes, Commissioner Hope—yes, Commissioner Bartholemew—yes, Commissioner Alder—yes, Commissioner Mitchell—yes. All in favor. Motion passed unanimously.

6. Adjournment

Commissioner Hope adjourned the meeting at 7:21pm.

7. Planning Commission Comments

Commissioner Hope publicly thanked Nathan Harris, Kendall Thomas, Trish DuClos, and Rachelle Custer for attendance and support.

It was announced that this was Trish DuClos the last meeting.



NOTICE OF PUBLIC HEARING

- **SUBJECT:** TCLUO 2025-125 –Tooele County Land Use Chapter 32
- **PROJECT SUMMARY:** Staff is requesting Tooele County Land Use Ordinance Chapter 32 to create an Energy Development Zone Overlay
- **Unincorporated:** Tooele County **Planner:** Rachelle Custer

On **October 1, 2025** the Tooele County Planning Commission will hold a public hearing regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building, Council Chambers (Third floor) 47 S. Main Street, Tooele, UT 84074. Also via zoom located on the Tooele County Website: <https://tooeleco.gov/index.php> under “Meeting agendas” and then the zoom link will be embedded in the “Agenda Packet.”

You have the right to attend and speak at the public hearing. Please be aware, however, that in making its decision the Planning Commission can only rely on evidence, not opinion or conjecture. You may also submit comments in writing, but please do so at least 24 hours before the meeting date so that your comments can be provided to the Planning Commission and to the applicant in an appropriate manner. For questions or additional information, please contact the Planning Office at 435-843-3160.

The future meeting regarding this application will also be posted at the Tooele County Building, posted on the Tooele County Website and Utah Public Notice Website.

You can access Tooele Land Use Ordinances through this link:
https://tooeleco.gov/departments/development/land_use_ordinance.php#outer-193

Tooele County
Community Development

Tooele County Community Development
47 South Main Street, Tooele, UT 84074
(435) 843-3160
www.tooeleco.gov



Tooele County Planning Commission Agenda Item Summary

Department Making Request:

Community Development

Meeting Date:

October 1, 2025

Item Title:

TCLUO 2025-125 - Tooele County Land Use Chapter 32 Energy Development Zone Overlay

Summary:

Staff is requesting a code amendment to create Tooele County Land Use Ordinance Chapter 32 Energy Development Zone Overlay as requested by the State of Utah to create requirements for potential large scale energy projects.



Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

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tooeleco.org/tooele-county-government/county-departments/community-development/

TCLUO 2025-125

Text Amendment Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: October 1, 2025

Request: Land use ordinance Chapter 32

Planner: Rachelle Custer

Applicant Name: Staff

PROJECT DESCRIPTION

Staff is requesting Tooele County Land Use ordinance Chapter 32 to create the Energy Development Zone Overlay.

PLANNING STAFF ANALYSIS

The State of Utah is requesting that jurisdictions that are interested in large scale energy development to create an Energy Development zone. Tooele County is proposing to create an Energy Development Zone Overlay so that this can be assigned to properties where a large scale energy development may be well suited without changing the underlying zoning district.

GENERAL PLAN CONSIDERATION

The requested changes conform with the Tooele County General Plan updated 2022. They also comply with Utah state code required updates.

PLANNING STAFF RECOMMENDATION

Planning Staff encourages the Planning Commission to review the proposed ordinance updates regarding Tooele County Land Use Ordinances before making a recommendation to council.

CHAPTER 32

ENERGY DEVELOPMENT ZONE OVERLAY

Section

32-1 Purpose.

32-2 Uses

32-3 Development

32-4 Application and Permitting Process

32-5 Zone Designation and Mapping

32-6 Enforcement and Compliance

32-1 Purpose.

The purpose of the Energy Development Zone Overlay (EDZO) is to:

- (1) Encourage the development of energy resources.
- (2) Provide appropriate zones for utility-scale and community-scale energy facilities.
- (3) Protect Tooele County's public health, safety, and welfare while ensuring energy infrastructure aligns with Utah Code and federal standards.
- (4) Support the State of Utah's energy objectives per Utah Code Title 79, Chapter 6, which encourages diversified, responsible energy development.

32-2 Uses

32.2.1 Conditional Uses (Planning Commission Review)

- (1) Solar farms (community and utility-scale)
- (2) Battery energy storage systems
- (3) Small Modular Reactors (SMR) under Utah Code Title 79, Chapter 6
- (4) Biomass and waste-to-energy facilities
- (5) Carbon capture and storage
- (6) Substation
- (7) Hydrogen production and storage
- (8) Nuclear research or testing facilities (non-reactor, e.g., lab-scale)
- (9) Wind energy systems
- (10) Geothermal facilities

32.2.2 Prohibited Uses

- (1) Oil, gas, and coal extraction
- (2) Fossil fuel refining or coal-fired generation

32-3 Development

32.3.1 Setbacks

- (1) Standard energy projects: 300 feet from property lines.
- (2) Wind turbines per Tooele County Land Use Chapter 19
- (3) Small Modular Reactor: Minimum 500 feet from property lines; must also meet siting criteria under Utah Code Title 79, Chapter 6.

32.3.2 Height

- (1) Wind turbines: per Tooele County Land Use Code Chapter 19
- (2) Other facilities: As allowed by underlying zoning, unless site-specific study warrants modification.

32.3.3 Visual and Environmental Mitigation

- (1) Visual buffers or berms are required for the project area when adjacent to scenic corridors or residential zones. (Except transmission lines and wind turbines)

- (2) Projects must submit a Visual Resource Assessment for review as part of the site plan review.
- (3) Dust, stormwater, and erosion control plans must meet Utah Department of Environmental Quality (UDEQ) standards.

32-3-4 Noise

- (1) Noise must comply with the County Code Title 6, Chapter 19.
- (2) SMR and geothermal applicants must submit noise modeling data.

32-3-5 Safety and Emergency Preparedness

- (1) By Utah Code and federal regulations:
 - (a) Submit a detailed Emergency Preparedness Plan.
 - (b) Include evacuation protocols, notification systems, and coordination with Tooele County Emergency Management.
 - (c) Obtain and maintain all required licenses, including site characterization, construction, and operation licenses.

32-3-6 Decommissioning

- (1) All applicants must provide a decommissioning plan and financial surety (bond or escrow) in compliance with state and federal laws.

32-4 Application and Permitting Process

32-4-1 Pre-Application Meeting

- (1) Required for any conditional use. Must include local, state Office of Energy Development, UDEQ, and federal agency coordination as applicable.

32-4-2 Required Submittals

- (1) Project narrative
- (2) Site and facility plan
- (3) Environmental documentation (e.g., National Environmental Policy Act, Environmental Assessment/Environmental Impact Statement)
- (4) Licensing documentation
- (5) Emergency and decommissioning plans
- (6) Public outreach summary

32-4-3 Public Hearings

- (1) Public hearings shall be held per state and local laws.

32-4-4 Approval Criteria

- (1) Compatibility with surrounding land uses and resources
- (2) Compliance with all applicable Utah State Codes and federal regulations

32-5 Zone Designation and Mapping

- (1) The Tooele County Council may designate EDZO boundaries via ordinance and zoning map amendment.
- (2) EDZOs should be located in areas:
 - (a) With access to transmission infrastructure.
 - (b) Minimally disruptive to sensitive or residential areas.
 - (c) Consistent with the Utah Governor's Energy Infrastructure Authority (EIA) framework.

32-6 Enforcement and Compliance

- (1) Violations are subject to enforcement under Tooele County Land Use Code § Chapter 1 and Utah Code § 17-27a-802.
- (2) The Planning Department shall conduct periodic compliance reviews.
- (3) Annual reporting and third-party audits may be required for high-impact projects.