



Planning Commission Meeting Minutes

September 03, 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 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 Bartholemew—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.

THE FOREGOING MINUTES ARE APROVED:



Blair Hope, Tooele County Planning Commission Chairman