



Planning Commission Meeting Minutes

October 01, 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 Taunya Leyva.

2. Roll Call

Commissioner Blair Hope called the meeting to order at 7:02PM showing in attendance Commissioner Curtis Beckstrom, Commissioner Toni Scott, Commissioner Dean Alder, Commissioner Michael Dow, Commissioner Blair Hope. Commissioner Brad Bartholemew was excused. Commissioner Andy Stetz was absent.

3. Minutes

A. Minutes from the September 3, 2025 Meeting

MOTION AND VOTE

Agenda Attachments

1. September 3, 2025 Planning Commission Meeting Minutes - Draft.pdf

Commissioner Scott made a motion to approve the September 3, 2025, meeting minutes. 2nd by Commissioner Alder. All in favor. Motion passed unanimously.

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, Rachelle Custer

PUBLIC HEARING AND VOTE

Agenda 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

Rachelle Custer, Community Development Director, summarized that staff requests, in conjunction with state code changes, the creation of an Energy Development Zone that would accommodate large-scale energy projects in suitable areas. Tooele County has chosen to do it as an overlay zone, meaning it will not change the underlying zoning and will not supersede any of the use codes, instead, allowing the county to identify properties that are well-suited for energy development. Staff recommends that all uses within the overlay be classified as conditional uses, subject to approval by the Planning Commission. This ensures that any potential adverse impacts can be properly reviewed and mitigated. The proposed conditional uses include solar farms, battery energy storage systems, small modular reactors, biomass and waste-to-energy facilities, carbon capture and storage, substation, hydrogen production and storage, nuclear research or testing facilities, wind energy systems and geothermal facilities. The proposed prohibited uses include oil, gas, and coal extraction and fossil fuel refining or coal-fired generation.

Commissioner Hope opened the public hearing.
Commissioner Hope closed the public hearing.

There was further discussion with the commissioners and Rachelle about the overlay, large scale energy developments, the application process, related studies, and property owner considerations.

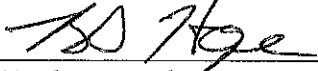
Commissioner Scott made a motion to give a favorable recommendation to the County Council for the approval of TCLUO 2025-125. 2nd by Commissioner Dow. Roll call vote. Commissioner Beckstrom – yes. Commissioner Scott – yes. Commissioner Alder – yes. Commissioner Dow – yes. Commissioner Hope – yes. All in favor.

5. Planning Commission Comments

6. Adjournment

Commissioner Hope adjourned the meeting at 7:18pm.

THE FOREGOING MINUTES ARE APPROVED:

A handwritten signature in black ink, appearing to read "Blair Hope", is written over a horizontal line.

Blair Hope, Tooele County Planning Commission Chairman