



Planning Commission Meeting Minutes

December 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 Daryl Anderson.

2. Roll Call

Commissioner Blair Hope called the meeting to order at 7:00 PM showing in attendance Commissioner Michael Dow (online), Commissioner Brad Bartholomew, Commissioner Andy Stetz, Commissioner Toni Scott, Commissioner Blair Hope, Commissioner Curtis Beckstrom, Commissioner Dean Alder. Commissioner Richard Mitchell was excused and not in attendance.

3. Action Items

A. Elect 2026 Chair and Vice Chair

MOTION AND VOTE

Commissioner Beckstrom made a motion to nominate Commissioner Scott to be the new chair. 2nd by Commissioner Alder. No other nominations. All in favor. Commissioner Hope moved to accept Commissioner Scott as chair by power of acclamation.

Commissioner Scott made a motion to nominate Commissioner Dow to be the new vice chair. 2nd by Commissioner Bartholomew. No other nominations. All in favor. Commissioner Hope moved to accept Commissioner Dow as vice chair by power of acclamation.

B. Proposed Meeting Dates for 2026

MOTION AND VOTE

Agenda Attachments

1. 2026 Planning Commission Proposed Dates.pdf

Commissioner Beckstrom made a motion to approve the 2026 Planning Commission meeting dates. 2nd by Commissioner Dow. All in favor. Motion passed unanimously.

4. Minutes

A. October 1, 2025 Meeting Minutes

MOTION AND VOTE

Agenda Attachments

1. October 1, 2025 Planning Commission Meeting Minutes - Draft.pdf

Commissioner Scott made a motion to approve the October 1, 2025, meeting minutes. 2nd by Commissioner Beckstrom. All in favor. Motion passed unanimously.

5. Rezones

A. REZ 2025-151 Michael Drury is requesting a rezone from MU-40 to M-G, Mili Pioquinto, Mili Pioquinto

PUBLIC HEARING, MOTION AND VOTE

Agenda Attachments

1. REZ 2025-151_PC_Item Summary.pdf
2. REZ 2025-151_ Public Hearing Notice.pdf
3. REZ 2025-151_STAFF REPORT.pdf

Mili Pioquinto, Planning Staff, summarized that Michael Drury is requesting to rezone a 160-acre parcel that is located west of Burmester Road from MU-40 (multiple use, 40-acre min) to MG (Manufacturing General). The surrounding zones include Manufacturing General, Manufacturing Distribution, Commercial Highway, Agricultural (20 acre minimum), and MU-40 (multi-use). The applicant has access to the property via an easement that is 33' wide. Staff has found that for the rezone to comply with the land use ordinance and the Tooele County Transportation Plan, the 33' wide easement needs to become an 84' right-of-way (ROW) to ensure compliance. In addition, the parcel is subject to wetlands. Staff have determined that the wetland evaluation study that was submitted by the applicant is not sufficient proof, as the study states that only visual observations were made and a Wetland Delineation Report will need to be performed as well as a Geotechnical Study. Given the requirement for additional reports, Planning Staff recommends that the proposed rezone be tabled until the requested information is provided.

Commissioner Scott asked staff how the applicant intends to obtain the additional right-of-way footage for the road. Mili explained that there have been discussions with the applicant, and while the applicant is willing to dedicate the 33' wide easement, there has been resistance to dedicating the full 84' required by the County.

Further discussion followed regarding the location of the access point and the ownership of the properties from which the additional easement would need to be obtained. Mili noted that the access is located at the northeast corner of the property, across from Higley Road. She also stated that the applicant does not own all properties that the extra easement must be requested.

Commissioner Hope opened the public hearing.

Michael Drury, the applicant, stated that he owns another property along Rigley Road, and is 33' all the way down. He explained that the proposed development would continue along Higley Road through Burmester Road. Mr. Drury noted that he has an access easement from Scott Godfrey with Godfrey Trucking/Burmester 150 LLC. His concern is why he would be required to construct an 84' ROW at the end of Higley Road, since he believes portions of Burmester Road are only 40' wide. Mr. Drury also raised questions about another portion of Higley Road where the Inland Port has recently acquired property, asking whether they would be required to upgrade that portion as well.

Commissioner Hope closed the public hearing.

Rachelle Custer, Community Development Director, responded that Mr. Drury will need to work directly with the Community Development department regarding Higley and Burmester Road improvements. She explained that discussions with the Inland Port have taken place regarding the need for an 84' ROW on Higley Road at build-out. She also clarified that this does not mean 84' feet of asphalt, that is just an 84' ROW. Typically, only about 40' is constructed out of asphalt. Mr. Drury expressed concern that current boundaries do not accommodate an 84' ROW. Rachelle acknowledged this and stated that adjustments will need to be made over time as development progresses. Rachelle confirmed that Burmester Road currently has a 100' ROW, although not all the ROW is paved. Higley Road is currently only paved to 20' at best. Mr.

Drury stated that he would build Higley Road at his own expense and dedicate it but questioned the need for such a wide ROW. Rachelle explained that the requirement is based on the Master Transportation Plan, which governs roadway standards.

Mr. Drury stated that he participated in a walkthrough with the Wetland Engineer and did not observe any vegetation that would be determined wetlands. He expressed confusion as to why an Aquatic Resources Delineation Report is required for a rezone rather than during the subdivision process. In response, Rachelle clarified that the purpose of requiring the report at rezone is to ensure the property is buildable before any zoning changes are approved.

Mr. Drury proposed that this rezone request is tabled, and he will work through the requested items.

Commissioner Scott made a motion to table REZ 2025-151 until planning staff receives the required documents. Once the documents are received, the item will be brought back before the Planning Commission for further consideration. 2nd by Commissioner Dow. Roll call vote. Commissioner Dow – yes. Commissioner Bartholomew – yes. Commissioner Stetz – yes. Commissioner Scott – yes. Commissioner Hope – yes. Commissioner Beckstrom – yes. Commissioner Alder – yes. All in favor. Motion passed unanimously.

6. Recognitions

A. Recognition of Service, Rachelle Custer, Rachelle Custer

Recognition of Brad Bartholomew and Blair Hope for their service on the Planning Commission.

Rachelle Custer, Community Development Director, shared that the county code changed to a two-term limit for all board members and as a result, two great Planning Commissioners have reached the end of their service terms.

The first is Commissioner Hope, who served from 2018 to 2025 and currently holds the position of Chair. Rachelle presented him with a recognition plaque in appreciation of his outstanding dedication and leadership. Commissioner Hope expressed his gratitude to his fellow commissioners and Planning Staff, noting that he greatly enjoyed his time serving on the board.

The second is Commissioner Bartholomew, who served on the Planning Commission from 2017 to 2025. He was also presented with a plaque in appreciation of his dedicated service. Rachelle thanked both commissioners for their service, noting that their departure will be a great loss. She highlighted that they each brought a different area of expertise and knowledge to this board.

7. Planning Commission Comments

Rachelle introduced to the Planning Commission Mili Pioquinto, Tooele County's new Planner. Mili recently graduated from the University of Utah with a master's degree in urban planning. Prior to joining Tooele County, she spent nine months with Salt Lake City working on a transportation project. Rachelle expressed enthusiasm about the expertise Mili brings to the team.

8. Adjournment

Commissioner Hope adjourned the meeting at 7:29PM.

THE FOREGOING MINUTES ARE APPROVED:


Blair Hope, Tooele County Planning Commission
Toni Scott,