



## Planning Commission Meeting Minutes

January 07, 2026

47 S Main St. Tooele, UT 84074

Council Chambers Room 308

7:00 p.m.

### 1. Pledge of Allegiance

Pledge of Allegiance led by Commissioner Andy Stetz.

### 2. Roll Call

Commissioner Toni Scott called the meeting to order at 7:05PM showing in attendance Commissioner Michael Dow (online), Commissioner Curtis Beckstrom, Commissioner Andy Stetz and Commissioner Toni Scott. Commissioner Richard Mitchell was excused, and Commissioner Dean Alder was absent.

### 3. Minutes

#### A. December 3, 2025 Meeting Minutes

##### MOTION AND VOTE

##### Agenda Attachments

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

Commissioner Beckstrom made a motion to approve the December 3, 2025, meeting minutes. 2<sup>nd</sup> by Commissioner Stetz. All in favor. Motion passed unanimously.

### 4. Subdivisions

#### A. SUB EXT 2025-141 Richmond American Homes of Utah, Inc is requesting a 6-month extension for Wild Horse Ranch Subdivision Phase 15, Mili Pioquinto

##### MOTION AND VOTE

##### Agenda Attachments

1. SUB EXT 2025-141 PUBLIC MEETING NOTICE.pdf
2. SUB EXT 2025-141\_Staff Report.pdf
3. 2025-141\_PC\_Item Summary.pdf

Mili Pioquinto, Planning Staff, summarized that Richmond American Homes of Utah is requesting a 6-month extension for water installation and right-of-way improvements of Wild Horse Ranch Subdivision Phase 15. Substantial progress has been made through scheduled inspections and photographic evidence. Planning Staff recommends that the Tooele County Planning Commission grant the extension for Wild Horse Ranch Phase 15 with the following conditions. 1) If the infrastructure is not complete and approved by 07/07/2026, the developer shall apply for these phases again from preliminary plat through the updated subdivision code. 2) If the infrastructure is approved before 07/07/2026 the developer shall record phase 15 within 30 days from the date the

approval was given, or the phases shall be applied again from preliminary plat through the updated subdivision code. 3) No refunds given for previous applications and inspections.

Commissioner Beckstrom made a motion to approve SUB EXT 2025-141 to include Planning Staff recommendations; 1) If the infrastructure is not complete and approved by 07/07/2026, the developer shall apply for these phases again from preliminary plat through the updated subdivision code. 2) If the infrastructure is approved before 07/07/2026 the developer shall record phase 15 within 30 days from the date the approval was given, or the phases shall be applied again from preliminary plat through the updated subdivision code. 3) No refunds given for previous applications and inspections. 2<sup>nd</sup> by Commissioner Stetz. Roll call vote. Commissioner Dow – yes. Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Scott – yes. All in favor. Motion passed unanimously.

## 5. General Plan Update

### A. General Plan Water Element Presentation by Hansen, Allen & Luce

#### PUBLIC HEARING, MOTION, AND VOTE

##### Agenda Attachments

1. 2025-12-22 DRAFT\_Tooele\_County\_Water\_Element.pdf

Rachelle Custer, Community Development Director, introduced Katie Jacobson with Hansen, Allen & Luce. She presented the draft for the Tooele County Water Element update to the General Plan. Staff recommends a favorable recommendation to the council for adoption.

Commissioner Beckstrom noted that only two cities were mentioned. He asked whether all cities were considered. Katie explained that the state requires cities of the fourth class or larger to prepare their own water element. All counties in the state are required to do so, and because Grantsville and Tooele are cities of the fourth class or larger, they each completed their own. Commissioner Beckstrom asked if private wells were included in the assessment. Katie responded that they are not; the assessment considers only data from public water systems. Commissioner Scott asked how the regional goals in the 2030–2040 projections account for projected population growth, and whether there is an overlay showing population increase. Katie responded that there is no population overlay because the goals are set on a per-capita basis. The goal remains the same per person, even as the population increases.

Commissioner Scott opened the public hearing.

Leland Hogan of Rush Valley stated that he works directly with the State Engineer's Office on water rights and with the Division of Drinking Water for the drinking water system. Water systems serving more than 500 people report monthly to the Division and submit annual water usage reports to the State Engineer's Office, which are shared with the Division of Drinking Water. He noted that these records are available through the State Engineer's Office. Mr. Hogan expressed appreciation for the Planning Commission's and County's concern regarding water availability and efforts to protect water resources as the area continues to grow.

Commissioner Scott closed the public hearing.

Commissioner Scott made a motion to give a favorable recommendation to the Tooele County Council to adopt into the General Plan the Water Element as written. 2<sup>nd</sup> by Commissioner Beckstrom. Roll call vote. Commissioner Dow – yes. Commissioner Stetz – yes. Commissioner Beckstrom – yes. Commissioner Scott – yes. All in favor. Motion passed to give a favorable recommendation to the County Council.

## 6. Planning Commission Comments

## 7. Adjournment

Commissioner Scott adjourned the meeting at 7:36PM.

THE FOREGOING MINUTES ARE APPROVED:

  
Toni Scott, Tooele County Planning Commission Chairman