



Planning Commission Meeting Minutes

February 18, 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 Alder.

2. Roll Call

Commissioner Michael Dow called the meeting to order at 7:00PM showing in attendance Commissioner Toni Scott (online), Commissioner Curtis Beckstrom, Commissioner Andy Stetz, Commissioner Dean Alder, Commissioner Richard Mitchell, Commissioner Kevin Christensen and Commissioner Michael Dow.

3. Minutes

A. Minutes from the January 7, 2026 meeting

MOTION AND VOTE

Attachments

1. JANUARY 7, 2026 PLANNING COMMISSION MEETING MINUTES - DRAFT.PDF

Commissioner Beckstrom made a motion to approve the January 7, 2026, minutes as written. 2nd by Commissioner Alder. All in favor. Motion passed unanimously.

4. Action Items

A. November 2026 Meeting Date- Staff is requesting to move the November 2026 meeting date due to conflict with the County Council meeting, Mili Pioquinto

MOTION AND VOTE

This agenda item was inadvertently skipped and was not discussed. It will be placed on the agenda for consideration at the next meeting.

5. Subdivisions

A. SUB EXT 2025-140 Richmond American Homes of Utah, Inc is requesting a 6-month extension for Wild Horse Ranch Subdivision Phase 14, Mili Pioquinto, Mili Pioquinto

MOTION AND VOTE

Mili Pioquinto, Planning Staff, summarized that Richmond American Homes of Utah Inc. is requesting a 6-month extension for pre-construction and pavement preparation for Wild Horse Ranch Phase 14. Wild Horse Ranch Phase 14 was granted final approval for infrastructure on

10/07/2025 but has still not recorded this plat. Planning Staff recommends approval with the conditions of:

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 14 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 the 6-month extension request for Wild Horse Ranch Phase 14 to include the three conditions recommended by Planning Staff: 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 14 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. 2nd by Commissioner Mitchell. All in favor. Motion passed unanimously.

B. SUB EXT 2025-142 Richmond American Homes of Utah, Inc is requesting a 6-Month Extension for Wild Horse Ranch Subdivision Phase 16, Mili Pioquinto, Mili Pioquinto

MOTION AND VOTE

Mili Pioquinto, Planning Staff, summarized that Richmond American Homes of Utah Inc. is requesting a 6-month extension for pavement completion of Wild Horse Ranch Phase 16. Wild Horse Ranch Phase 16 was granted final approval for infrastructure on 10/07/2025 but has still not recorded this plat. Planning Staff recommends approval with the conditions of:

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 16 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 Dow noted that, according to the staff report, Phase 16 is to be completed and approved by 07/07/2026. However, Richmond's timeline indicates that completion is not anticipated until September 2026. Thomas Calton, the applicant, stated that they anticipate requesting a second 6-month extension to allow work to continue into the fall for pavement. Commissioner Beckstrom asked Thomas if significant snowfall could potentially cause additional delays. Thomas responded that snow typically does not impact the early stages of a project and does not anticipate it being an issue.

Rachelle Custer, Community Development Director, stated that if the Planning Commission is inclined to approve this request, she recommends approval subject to the first condition. Given that the applicant has indicated an intention to request an additional 6-month extension, she further recommends that if the required infrastructure is not completed or an additional 6-month extension has not been requested by 07/07/2026, the applicant must start over.

Commissioner Mitchell made a motion to approve the 6-month extension requested by Richmond American Homes for pavement completion for Wild Horse Ranch Phase 16 application number 2025-142 based on findings and the subject to the conditions listed in the staff report by Planning Staff which are: 1) If the infrastructure is not complete and approved by 07/07/2026 or an additional 6-month extension has not been requested 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 16 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. 2nd by Commissioner Alder. All in favor. Motion passed unanimously.

C. SUB 2025-077 Aaron Norton with E.T. Technologies USA is requesting preliminary plat approval for the proposed ETSRS Facility Subdivision for soil land farming, Mili Pioquinto, Mili Pioquinto

PUBLIC HEARING, MOTION, AND VOTE

Mili Pioquinto, Planning Staff, summarized that Aaron Norton with E.T. Technologies USA, is requesting preliminary plat approval for ETSRS Facility Subdivision for landfarming-modified. The proposed subdivision is 103 acres located north of I-80 and on the east side of Rowley Rd. Chapter 27 of the Tooele County Land Use Ordinance, Table 27-7.2, Item (f), identifies landfarming and landfarming-modified as conditional uses; therefore the applicant shall apply for and obtain approval for a Conditional Use Permit (CUP) following approval of the preliminary and final plat applications. Planning Staff recommends approval with the conditions of:

1. Upon completion of the civil design for the project, the Tooele County Roads Department shall review and approve all roadway improvements.
2. The Tooele County Health Department has issued a conditional approval letter, requiring that, following installation of the water treatment system, an additional water sample be collected and reviewed by the Health Department.
3. Following consultation with the North Tooele Fire District Fire Marshal, a 10,000-gallon water storage tank was approved, contingent upon the office building being equipped with a fire sprinkler system for fire suppression.

Commissioner Dow opened the public hearing.
Commissioner Dow closed the public hearing.

Commissioner Alder made a motion to approve the preliminary plat of the proposed ETSRS Facility Subdivision for landfarming-modified with the conditions of: 1) Upon completion of the civil design for the project, the Tooele County Roads Department shall review and approve all roadway improvements. 2) The Tooele County Health Department has issued a conditional approval letter, requiring that, following installation of the water treatment system, an additional water sample be collected and reviewed by the Health Department. 3) Following consultation with the North Tooele Fire District Fire Marshal, a 10,000-gallon water storage tank was approved, contingent upon the office building being equipped with a fire sprinkler system for fire suppression. 2nd by Commissioner Stetz. Rollcall vote: Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Dow – yes. Commissioner Alder – yes. Commissioner Mitchell – yes. Commissioner Christensen – yes. Commissioner Scott – yes. All in favor. Motion passed unanimously.

D. SUB 2025-181 Jason Harris is requesting preliminary plat approval for the major subdivision Outlaw Par at Oquirrh Hills, Mili Pioquinto

PUBLIC HEARING, MOTION, AND VOTE

Mili Pioquinto, Planning Staff, summarized that Jason Harris is requesting a major subdivision preliminary plat approval for Outlaw Par at Oquirrh Hills. The proposed phase is located east of Golf Course View Subdivision, and south of Smelter Road. The applicant has provided all required documentation to be deemed complete and has completed the initial agency review meeting. Staff notes that one of the reviewing agencies has not yet submitted its comments. Planning Staff recommends approval with the conditions of:

1. Addressing the corrections made during the 1st Agency Review Meeting (01/22/2026) on the Final Plat; and
2. Addressing any potential corrections of the North Tooele Fire District Marshal at Final Plat review.

Commissioner Dow opened the public hearing.
Commissioner Dow closed the public hearing.

Commissioner Stetz made a motion to approve the major subdivision preliminary plat for Outlaw Par at Oquirrh Hills, application number 2025-181, based on the findings and subject to the conditions listed by the Planning Staff: 1) Addressing the corrections made during the 1st Agency Review Meeting (01/22/2026) on the Final Plat. 2) Addressing any potential corrections of the North Tooele Fire District Marshal at Final Plat review. 2nd by Commissioner Beckstrom. Rollcall vote: Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Dow – yes. Commissioner Alder – yes. Commissioner Mitchell – yes. Commissioner Christensen – yes. Commissioner Scott – yes. All in favor. Motion passed unanimously.

6. Planning Commission Comments

7. Adjournment

Commissioner Dow adjourned 7:24PM.

THE FOREGOING MINUTES ARE APPROVED:

A handwritten signature in black ink, appearing to read "Michael Dow", written over a horizontal line.

Michael Dow, Tooele County Planning Commission Vice Chairman