



Planning Commission Meeting Minutes

April 01, 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 Warner.

2. Roll Call

Commissioner Scott called the meeting called to order at 7:00 PM showing in attendance were Commissioner Andy Stetz, Commissioner Curtis Beckstrom, Commissioner Kevin Christensen, Commissioner Micheal Dow, Commissioner Richard Mitchell, Commissioner Clint Warner, Commissioner Toni Scott. Commissioner Dean Alder was excused.

3. Minutes

A. Minutes from the February 18, 2026 Meeting

MOTION AND VOTE

Attachments

1. FEBRUARY 18, 2026 PLANNING COMMISSION MINUTES - DRAFT.PDF

Commissioner Dow made a motion to approve the meeting minutes from February 18, 2026. 2nd by Commissioner Beckstrom. All in favor. Motion passed unanimously.

4. Subdivisions

A. PUBLIC HEARING- SUB 2025-183 Charles Akerlow, with Zenith Partners, is requesting preliminary plat approval for the GSL Industrial and Sun Stone Interstate Business Park Subdivision, Mili Pioquinto

PUBLIC HEARING, MOTION AND VOTE

Mili Pioquinto, Planning Staff, summarized that Charles Akerlow is requesting preliminary plat approval for the 3-lot GSL Industrial and Sunstone IFD Interstate Business Park Subdivision. The proposed subdivision is part of the larger Inland Port development project. The proposed subdivision has received approval from all agencies. Planning Staff recommends that the Planning Commission approve the preliminary plat application.

Commissioner Scott asked how many lots are included in the subdivision. Mili responded that there are 3 lots; 2 buildable lots and 1 parcel as open space. Commissioner Scott then asked whether the open space would remain dedicated as such or if it might be developed in the future. Mili stated that she was unsure.

Melanie Poulson, District General Manager for the Tooele Valley Public Infrastructure District and representative of the applicant, stated that development is proposed on two lots, while

Parcel A will be preserved as open space, including wetlands. Rachelle Custer, Community Development Director, explained that the wetlands were delineated during the review of the overall rezone and have been set aside through an Inland Port instrument to remain undeveloped.

Commissioner Scott opened the public hearing.

- Michael Drury owns 61 acres within the Interstate Business Park and additional properties in the area, expressed concerns regarding improvements to Higley Rd. He noted that the Interstate Business Park has three access points along Higley Road and, although it has been indicated that they will not be used, he believes it is beneficial for the area's commercial and industrial development to maintain truck routes on both Burmester Rd and Higley Rd. He stated his support for the proposed subdivision, contingent upon road improvements.

Commissioner Scott closed the public hearing.

Commissioner Dow asked staff about the widening of Higley Rd. Rachelle responded it wouldn't be through an easement, but rather through dedicated right-of-way. As properties along Higley Rd are subdivided, they will be required to dedicate right-of-way and improve the frontage of that property. She noted that the parcel currently before the Planning Commission does not front Higley Rd. Instead, the parcels access GSL Drive, which connects to Burmester Rd. The applicant has constructed three internal roads, owned by the PID, which provide access to the lots.

Commissioner Mitchell asked about ownership of Higley Rd. Rachelle responded that, like most roads in the county, the county does not have ownership of. She explained that as development occurs along prescriptive roads, the County requires dedication of right-of-way.

Commissioner Stetz made a motion to approve the Major Subdivision Preliminary Plat Application for GSL Industrial and Sun Stone IFD State Business Park Subdivision, application number 2025-183, based upon the findings and subject to the conditions listed by Planning Staff. 2nd by Commissioner Christensen. Roll call vote. Commissioner Warner – yes. Commissioner Mitchell – yes. Commissioner Dow – yes. Commissioner Beckstrom – yes. Commissioner Scott – yes. Commissioner Christensen – yes. Commissioner Stetz – yes. All in favor. Motion passed unanimously.

5. Conditional Use Permits

A. PUBLIC HEARING- CUP ADU 2025-128 Ryan and Staci Stevens are requesting approval for a detached Accessory Dwelling Unit, Mili Pioquinto, Mili Pioquinto

PUBLIC HEARING, MOTION AND VOTE

Mili Pioquinto, Planning Staff, summarized, Ryan and Staci Stevens are requesting approval for an accessory dwelling unit (detached) to create a mother-in-law dwelling for their aging parents. The 5-acre located north of Pine Canyon Rd with primary access from Churchwood Dr to Lincoln Ln and is zoned RR-5. The applicant has submitted all required documentation as described in the application. Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant approval of the conditional use permit for an accessory dwelling unit (detached) subject to the following conditions:

1. The applicant complies with the requirements outlined in Table 15-5-3.3 #(d)1-16, and
2. Planning Staff record the required notice in Table 15-5-3.3(b)(16) upon approval, and
3. Lower Level – Storage and Mechanical area shall stay unfinished space and shall not be used as living space.

Commissioner Scott opened public hearing.
Commissioner Scott closed public hearing.

Commissioner Christensen made a motion to approve the Conditional Use Permit for an

accessory dwelling unit (detached), application number 2025-128, based on the findings and subject to the conditions listed by the Planning Staff: 1. The applicant complies with the requirements outlined in Table 15-5-3.3 #(d)1-16, and 2. Planning Staff record the required notice in Table 15-5-3.3(b)(16) upon approval, and 3. Lower Level – Storage and Mechanical area shall stay unfinished space and shall not be used as living space. 2nd by Commissioner Stetz. Roll call vote. Commissioner Stetz – yes. Commissioner Dow – yes. Commissioner Mitchell – yes. Commissioner Warner – yes. Commissioner Scott – yes. Commissioner Beckstrom – yes. Commissioner Christensen – yes. All in favor. Motion passed unanimously.

6. Rezones

A. PUBLIC HEARING- REZ 2026-026 Chris Thompson and other property owners are requesting a rezone from MU-40 to A-5 (23 parcels), Mili Pioquinto

PUBLIC HEARING, MOTION AND VOTE

Commissioner Dow recused himself. Commissioner Mitchell stated that he had a conversation with Joe Johnson, the mayor of Stockton, about the rezoning and didn't realize the conversation was outside a public setting. He did not form an opinion ahead of time and had not reviewed any details or criteria for the Planning Commission.

Mili Pioquinto, Planning Staff, summarized, Chris Thompson along with other property owners are requesting a rezone of their properties from MU-40 (Multiple Use 40-acre minimum) to A-5 (Agriculture 5-acre minimum). The subject site consists of 23 parcels and is primarily situated along the west side of Utah State Route 36. The area commonly referred to as "Rush Lake" contains a series of wetlands associated with natural drainage patterns within the site. Surrounding zoning districts include MU-40 to the south. M-D and the Rush Valley municipal boundary to the west. MG to the east. RR-5, RR-10, A-20 and the Stockton municipal boundary to the north. The applicant provided a Geologic Reconnaissance Study in place of the Geotechnical Report usually required for rezones. The County Engineer accepted the study in place of the report for the rezone with the condition that when the properties are ready to subdivide, a Geotechnical Report will be required at subdivision. A site visit to the proposed rezone area on February 24, 2026, was conducted by planning staff and observed several existing structures for which appropriate building permits could not be verified at the time. The property owners submitted website information from the State of Utah Water Rights identifying open water appropriation in place of the confirmed water rights that was requested by planning staff. Planning Staff recommends that the Tooele County Planning Commission review and analyze the information provided in the staff report ensuring the proposed rezone request is comprehensive and consistent with existing land uses, available infrastructure, and the Tooele County General Plan (2022 Update) prior to making a recommendation to the Tooele County Council. Planning Staff further recommends that the Planning Commission note that the applicant still needs to address the following outstanding items:

1. Application item (n). A description of the availability of culinary and irrigation water, and
2. An updated application item (e), to include all existing structures and buildings found based upon planning staff site visit on 02/25/2026.

Commissioner Warner asked whether, given the location of the properties in the Rush Lake area, the homes would be insurable and what impact septic systems might have on the groundwater table. Mili responded that a geotechnical report helps determine feasibility. Rachelle added that she anticipates any building permit application in this area would require a floodplain permit and coordination with the Health Department regarding septic systems. She further noted that, at subdivision phase, a geotechnical report and water rights information would be required.

Commissioner Scott opened the public hearing.

- Chris Thompson, the applicant and a homeowner within the rezone area, explained that the request is intended to address existing non-conforming lot issues and bring the properties into compliance, correcting an existing issue rather than creating a new one.
- Jerald Rydalch owns property in the area that is not included in the proposed rezone. He asked whether the zoning change would affect his property taxes. He questioned why the zoning change request is from MU-40 to 5-acre parcels if the applicants do not intend to significantly subdivide the land. He is concerned that there are several occupied homes in

the area that he believes may not have received occupancy approvals for. He is also concerned about the water levels and referenced the flood in 1983.

- Steve Griffith, who works with some people in the area, believes the properties were sold as legal, non-conforming lots. He expressed concern about why permits are not being granted.
- Michael Dow stated he is a rancher, not a developer. He said that his property sits at the lowest in the proposed rezone area, and that he was required to complete an elevation survey which showed that his home sits at the same elevation as the Hogan hay barn that didn't flood in 1983. He said they are requesting A-5 zoning to keep the land agricultural, since most people in the area farm or ranch, either part-time or full-time, and want to keep the area rural.
- Jake McArthur, a property owner within the rezone area, stated that his intent in seeking the rezone is not to subdivide or increase density, but to bring existing parcels into compliance with current county ordinances. The proposed change from MU-40 to A-5 is intended to align zoning with the existing conditions on the ground, supporting responsible land use while preserving the character of the area. He emphasized that this issue extends beyond his individual property, affecting his family's ranching operation as well as several neighboring parcels facing similar limitations. Currently, he is unable to utilize his state-allocated water for agricultural purposes due to the denial of an electrical permit. Without access to power, he cannot meet basic requirements necessary to sustain livestock or make productive use of the land. This restriction effectively prevents him from using and maintaining his property as intended. His goal is straightforward: to build one home for his family on his 20-acre parcel and to responsibly use the land for agricultural purposes. He also noted that while the rezone has been associated with the Rush Lake boundary, several of the affected properties are not located within that boundary.

Commissioner Scott closed public hearing.

Commissioner Scott emphasized that this is a rezone request and not part of the subdivision stage. The Planning Commission does not have control over tax matters. She noted that situations like this are fairly common. Properties often begin as a single family and gradually divided over time. In this case, it appears to be more about correcting prior issues. The Planning Commission has seen and handled similar situations across several communities throughout the county during her time on the board.

Commissioner Stetz made a motion to give a favorable recommendation to the Tooele County Council for application number 2026-016 submitted by Chris Thompson; to rezone the subject properties from MU-40 (Multiple Use 40-acre minimum) to A-5 (Agricultural 5-acre minimum), based upon the findings subject to the conditions listed by the planning staff: 1. Application item (n). A description of the availability of culinary and irrigation water, and 2. An updated application item (e), to include all existing structures and buildings found based upon planning staff site visit on 02/25/2026. 2nd by Commissioner Warner. Roll call vote. Commissioner Beckstrom – yes. Commissioner Christensen – yes. Commissioner Mitchell – abstained. Commissioner Scott – yes. Commissioner Warner – yes. Commissioner Stetz – yes. Motion carries.

7. Planning Commission Comments

8. Adjournment

Commissioner Scott adjourned at 7:44 PM.

THE FOREGOING MINUTES ARE APPROVED:


Toni Scott, Tooele County Planning Commission Chairman