



Planning Commission Meeting Minutes

May 06, 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 Scott.

2. Roll Call

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

3. Minutes

A. Minutes from the April 1, 2026 Meeting

MOTION AND VOTE

Attachments

1. APRIL 1, 2026 PLANNING COMMISSION MEETING MINUTES - DRAFT.PDF

Commissioner Scott made a motion to approve the meeting minutes from April 1, 2026, as written. 2nd by Commissioner Beckstrom. All in favor. Motion passed unanimously.

4. Rezones

A. PUBLIC HEARING- REZ 2026-051 Gardner Francis with Westland Development Services is requesting a rezone from MU-40 to MG-EX, Mili Pioquinto, Mili Pioquinto

PUBLIC HEARING, MOTION AND VOTE

Mili Pioquinto, Planning Staff, summarized that Gardner Francis with Westland Development Services is requesting a rezone from MU-40 to MG-EX. The request is to facilitate the extraction of minerals from the proposed property consisting of approximately 125.84 acres located adjacent to the Tooele County Solid Waste Management Facility. It is also near the former Bauer area, which has historically been associated with intensive mining and smelter operations, and where prior studies documented remnants of toxic waste. Although state review determined that the parcel is not located within the designated remediation area requiring state cleanup, the County Engineer has requested a Phase I Environmental Site Assessment in accordance with county policy.

The applicant submitted a formal request for the rezone to be considered by the Planning Commission. Although the submittal addresses several required items, a few responses remain incomplete, require further clarification, or are pending additional supporting documentation.

Planning Staff recommends that the Tooele County Planning Commission makes a motion to table the rezone from MU-40 to MG-EX until the applicant works through and submits the following items: 1. A document supporting item a, 2. An updated item e, 3. An updated item f, having received input from Fire, Civil, and Engineering, 4. An updated item i, 5. An updated item k, 6. A description for item l, 7. A description for item m, 8. An updated item n, having received input from Fire, Civil, and Engineering, 9. An updated item q, 10. A submission of item r, a traffic study, and 11. An environmental site assessment, having worked with the Tooele County Health Department.

The applicant, Gardner Francis with Westland Development, stated that the rezone is requested to facilitate a responsible mineral and aggregate extraction operation, with no proposed permanent structures or smelting facilities. Access would be off Bauer Road. The applicant committed to providing a full operation and reclamation plan, performance bonds for reclamation, stormwater management measures, dust and noise control plans, and annual County inspections during operations.

Commissioner Scott asked the applicant about the eleven required items and what still needed to be completed. Gardner responded that nearly all of the items have been addressed, with the exception of the traffic study and completion of the Phase I Environmental Survey. He stated that he anticipates all remaining items will be addressed and resolved within the next 30 to 45 days.

Commissioner Scott opened the public hearing.

Jackson Smith, partner with Gardner Francis, stated that the goal is to work collaboratively and in partnership with Tooele County to ensure the project is safe for residents while supporting the County's ongoing infrastructure needs. He explained that the proposed pit presents significant opportunities, as several parties interested in the aggregate material are pursuing both industrial and residential infrastructure projects within the County. He said they hope to play a role in supporting and facilitating that growth in a responsible and sustainable manner, while ensuring the project follows the proper processes and is carried out appropriately.

Commissioner Scott closed the public hearing.

Commissioner Warner asked staff about the traffic study, noting that the study is limited to Bauer Rd, while he believes the greatest impact from the pit will be on SR-36. Rachelle Custer, Community Development Director explained that the County's road policy outlines the level of traffic analysis required based on the proposed use.

Further discussion took place regarding the traffic study and the existing heavy truck traffic associated with other pits in the area. The applicant acknowledged ongoing coordination with both state and county agencies concerning truck routes and haul road agreements.

Commissioner Mitchell made a motion to table the Rezone Request by Gardner Francis for rezone of MU-40 to MG-EX, application number 2026-051, based on the findings and subject to the considerations listed by the Planning Staff until a date not later than July 15, 2026:

- 1) A document supporting item a
- 2) An updated item e
- 3) An updated item f, having received input from Fire, Civil, and Engineering
- 4) An updated item i
- 5) An updated item k
- 6) A description for item l
- 7) A description for item m
- 8) An updated item n, having received input from Fire, Civil, and Engineering
- 9) An updated item q
- 10) A submission of item r, a traffic study
- 11) An environmental site assessment, having worked with the Tooele County Health Department

2nd by Commissioner Alder. Roll call vote: Commissioner Beckstrom – yes, Commissioner Christiansen – yes, Commissioner Warner – yes, Commissioner Dow – yes, Commissioner Alder – yes, Commissioner Scott – yes, Commissioner Mitchell – yes. All in favor. Motion passed unanimously.

5. Discussion item

A. Discussion regarding Planning Commission Training Topics, Mili Pioquinto

Planning Commission discussion regarding potential dates to coordinate with the Property Rights Ombudsman Office.

Millie proposed scheduling at least one additional training session later this year focused on land use. The Commissioners expressed interest in holding the training in late summer or early fall. Mili will coordinate with Rob Terry from the Office of the Property Rights Ombudsman.

6. Adjournment

Commissioner Scott adjourned the meeting at 7:32pm.

THE FOREGOING MINUTES ARE APPROVED:



Toni Scott, Tooele County Planning Commission Chairman