



Planning Commission Meeting Minutes

June 03, 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 Stetz.

2. Roll Call

Commissioner Toni Scott called the meeting to order at 7:14pm, showing in attendance: Commissioner Kevin Christiansen, Commissioner Toni Scott, Commissioner Clint Warner and Commissioner Andy Stetz. Commissioner Curtis Beckstrom, Commissioner Richard Mitchell, Commissioner Michael Dow and Commissioner Dean Alder were excused.

3. Minutes

A. Minutes from the May 6, 2026 Meeting

MOTION AND VOTE

Attachments

1. MAY 6, 2026 PLANNING COMMISSION MEETING MINUTES - DRAFT.PDF

Commissioner Scott tabled approval of the May 6, 2026, meeting minutes until the next Planning Commission meeting because the necessary number of Planning Commission members had not attended both meetings.

4. Action Items

A. July 1, 2026 Meeting Date Change- Staff is requesting changing the July meeting date to July 15, 2026

MOTION AND VOTE

Commissioner Christensen made a motion to move the July meeting to July 15, 2026. 2nd by Commissioner Stetz. All in favor. Motion passed unanimously.

5. Conditional Use Permits

A. PUBLIC HEARING- CUP 2026-057 Hogan Brothers, Henry Degelbeck, and Diana Degelbeck are requesting Conditional Use approval for a private Road, Mili Pioquinto

PUBLIC HEARING, MOTION AND VOTE

Mili Pioquinto, Planning Staff, summarized that the Hogan Brothers, Henry Degelbeck and Diana Degelbeck are requesting a conditional use permit for a private road approval: Wildseed

Lane. The subject area is located south of the South Rim development. A recorded access easement is already in place and the CUP would approve private road access for parcel 06-023-0-0016. Planning Staff recommends that the Tooele Planning Commission make a motion to approve the conditional use permit for a private road with the following conditions: 1) All property owners agree to and record a "Road Maintenance Agreement" that is attached to the recorded Access Agreement (Entry #633543) within 3 months of this CUP approval. 2) Staff record an Affidavit on the same Access Agreement stating the private road has been approved through CUP 2026-057 and all owners agree to record a "Road Maintenance Agreement." 3) A private sign will need to be added to the road as per private drive standards. 4) Any road cuts onto Hogan Road will require a permit. 5) Update "Cedar Lane" to "Wildseed Lane" on exhibit. 6) Final review with Tooele County Fire Marshal for turnaround specifications.

Bill Hogan, representing the Hogan brothers, stated that there will be four homes that will have access to the 30' private road.

Commissioner Scott opened the public hearing.

Commissioner Scott closed the public hearing.

Commissioner Stetz made a motion to approve the Conditional Use Permit for a private road, application number 2026-057, based on the findings and subject to the conditions listed by the Planning Staff: 1) All property owners agree to and record a "Road Maintenance Agreement" that is attached to the recorded Access Agreement (Entry #633543) within 3 months of this CUP approval. 2) Staff record an Affidavit on the same Access Agreement stating the private road has been approved through CUP 2026-057 and all owners agree to record a "Road Maintenance Agreement." 3) A private sign will need to be added to the road as per private drive standards. 4) Any road cuts onto Hogan Road will require a permit. 5) Update "Cedar Lane" to "Wildseed Lane" on exhibit. 6) Final review with Tooele County Fire Marshal for turnaround specifications. 2nd by Commissioner Warner. Roll call vote. Commissioner Christensen – yes. Commissioner Scott – yes. Commissioner Warner – yes. Commissioner Stetz – yes. All in favor. Motion passed unanimously.

6. Land Use Ordinances

A. PUBLIC HEARING- TCLUO 2026-014 Charles Akerlow and Shane Sell are requesting a text amendment to Chapter 24 "Sign Regulations" of the Tooele County Land Use Ordinance, Milli Pioquinto

PUBLIC HEARING, MOTION AND VOTE

Milli Pioquinto, Planning Staff summarized that Charles Akerlow and Shane Sell are requesting a text amendment to the Tooele County Land Use Ordinance Chapter 24 – Sign Regulations. Specifically, changing Table 24-9-4 (Commercial and Industrial Zones) to allow freestanding signs in industrial zones as a permitted use, as well as directional signage requirements. Planning Staff identified that the current code does not permit freestanding signs in industrial zoning districts. To accommodate the proposed Love's signage package and similar future developments, Planning Staff revised existing commercial-zone sign standards for application in industrial zoning districts to ensure the amendment supports responsible industrial growth.

Planning Staff proposes revisions to 24-8-5 (On-Premise Freestanding Signs) in industrial zones, as outlined in the staff report. Some of the changes discussed are listed below.

(3) On-premise freestanding signs are only allowed as follows:

(a) permitted use in all industrial (M) zones.

(b) limited to only one per business or planned center/commercial complex whichever is fewer; or as approved by the zoning administrator.

(g) on parcels within 2000 ft. of an exit off of Interstate 80:

(1) signs shall have a height not greater than 80 feet, maximum 70 feet above the nearest traffic lane of Interstate 80.

(3) the allowable sign area for one of these signs shall not exceed 1 square foot in sign area for each lineal foot of property frontage with a maximum sign area of

1000 square feet;
(4) locations that are adjacent to a freeway overpass or similar view obscuring structure may request an additional height allowance from the zoning administrator which shall only give enough height to provide reasonable visibility above the obstruction.

Shane Sell, the applicant, gave a presentation regarding visibility and safety concerns and provided a completed balloon test that was performed. Shane requested that signs in Industrial Zones: 1) Allow for at least two freestanding signs per site (One for the high rise and one for the street sign). 2) Allow for a maximum height of 70' for freestanding signs. 3) Allow directional signs to be at least 3'x6'. 4) Allow the maximum sign face area to be 2,000 sq ft.

Commissioner Scott opened the public hearing.

Kim VanDyke, representing Love's, supports the proposed text amendment changes.

Commissioner Scott closed the public hearing.

Commissioners and staff discussed the Love's Travel Stop project as one of the first major developments in the area and noted the need to update the code to better address current and future industrial and commercial development. Staff explained that the proposed changes are intended to proactively establish standards rather than rely on development agreements or variances on a case-by-case basis. Discussion also addressed sign size, height, visibility, industry standards, driver safety, weather conditions, and the potential impact of nearby billboards and airport considerations. Staff clarified that the amendments apply only to parcels within 2,000 feet of Interstate 80 exits and do not affect signage requirements along other corridors, including State Route 36. Questions were raised about whether larger or taller signs may be appropriate to improve visibility for travelers and truck drivers, particularly during adverse weather conditions.

Commissioner Christensen made a motion to make a favorable recommendation to the County Council of the text amendment request by Charles Akerlow and Shane Sell for the text amendments to Tooele County Land Use Ordinance Chapter 24 Sign Regulations per staff recommendations, with the changes: (1) Freestanding directional signs allowed up to 7 feet and (2) Freestanding high rise allowable sign area up to 2,000 square feet. 2nd by Commissioner Stetz. Roll Call Vote. Commissioner Warner – yes. Commissioner Scott – yes. Commissioner Stetz – yes. Commissioner Christensen – yes. Motion passed unanimously.

~~B. PUBLIC HEARING - TCUO 2026-072~~ Staff is requesting an amendment to chapter 2 "Definitions", and the adoption of chapter 36 "Water Efficiency Standards" of the Tooele County Land Use Ordinance, Mili Pioquinto

PUBLIC HEARING, MOTION AND VOTE

Milie Pioquinto, Planning Staff, summarized that Tooele County Community Development is requesting a favorable recommendation to the Tooele County Council to amend Chapter 2 "Definitions" and adopt Chapter 36 "Water Efficiency Standard."

The proposed adoption of Chapter 36 modernizes Tooele County's water efficiency standards to align with the County General Plan Water Element and current Utah law. The ordinance establishes clear, enforceable requirements for indoor fixtures, outdoor landscaping, and car wash facilities to promote long-term water conservation.

Commissioner Scott opened the public hearing.

Commissioner Scott closed the public hearing.

There was discussion regarding qualifying for "Slow the Flow" rebates and water rise rebates and requirements.

Commissioner Scott made a motion to make a favorable recommendation to the County Council for the Land Use Ordinance update request by Tooele County Community Development to amend chapter 2 definitions and adopt Chapter 36 Water Efficiency Standards application number 2026-072 based on the findings and subject and the conditions listed by staff. 2nd by Commissioner Warner. Roll call vote. Commissioner Stetz – yes.

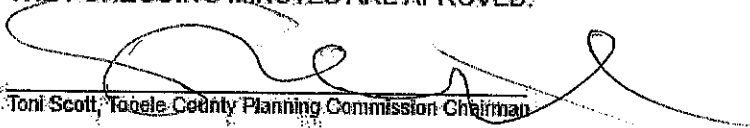
Commissioner Christensen – yes. Commissioner Warner – yes. Commissioner Scott – yes.
All in favor. Motion passed unanimously.

7. Planning Commission Comments

8. Adjournment

Commissioner Scott moved to adjourn at 8:26PM.

THE FOREGOING MINUTES ARE APPROVED:


Toni Scott, Tooele County Planning Commission Chairman