



Planning Commission Meeting Minutes

August 12, 2026

47 S Main St. Tooele, UT 84074

Council Chambers Room 308

7:00 p.m.

1. Pledge of Allegiance

Chair Toni Scott called the meeting to order at 7:10 pm.

Alternate Commissioner Warner led the Pledge of Allegiance.

2. Roll Call

Chair Toni Scott took roll call showing Commissioner Beckstrom, Commissioner Mitchell, Commissioner Dow, Commissioner Christensen, Commissioner Stetz, and Commissioner Alder present.

Also present was Mili Pioquinto, Planner, and Rachelle Custer, Community Development Director.

3. Minutes

1. Minutes of the July 15, 2026 Meeting

MOTION AND VOTE

Motion to approve the July 15, 2026 meeting minutes by Commissioner Dow. 2nd by Commissioner Beckstrom. All in favor. The motion carries.

4. Subdivisions

1. PUBLIC HEARING- SUB 2025-133 Charles Akerlow, with Zenith Partners, is requesting preliminary plat approval , Mili Pioquinto

PUBLIC HEARING, MOTION, AND VOTE

Mili Pioquinto, Planning Staff, summarized the staff report for SUB 2025-133. Mili stated this is for preliminary plat approval for Interstate 80 Tooele Valley Interstate Business Park subdivision. This area is located south of Interstate 80 and near Burmester Road. Mili addressed the mention of a "failed" intersection. The reason it is classified as such is because as businesses begin to

move in, it will trigger a traffic light to be installed at the intersection. Mili stated that water rights are required at the final plat stage. If the applicant has them at preliminary stage, we ask that they submit them. The subdivision under review represents a small portion of the overall project area. Planning Commission is not approving any land use now, only the partition of land.

Mili summarized the public comment. There was opposition due to potential traffic and for the whole project area. There is strong opposition to the proposed multi-use development which includes a warehouse, truck stop, manufacturing, flex space, etc.

Mili asked the Planning Commission to analyze the findings in the staff report and to consider placing a condition that a paved trail be installed on either side of Sunstone Drive on the final plat prior to final approval.

Melanie Poulsen, District Manager of the Tooele Valley Public Infrastructure District, was in attendance and provided a short presentation on behalf of the applicant. This application specifically addresses subdividing the property for a travel center and flex buildings that are intended for small local businesses and retail uses. These are the only planned uses for this plat. There are no intentions to develop or house a data center on this plat.

The commissioners expressed concern regarding the traffic study and the amount of traffic it projects.

Commissioner Dow asked if it would be the applicant that is responsible for adding the traffic light. Mili confirmed that it would be the applicant.

Chair Toni Scott moved to open the public hearing.

Anita Dalrymple, Tooele County resident, stated one of the problems with deciding whether this is a good plat plan is that it's hard to see the big picture when the projects are divided up so small. We know there's a lot of property. We just had a meeting regarding water quality regarding the intention of dumping brine water into the wetlands near the Great Salt Lake. Anita expressed concern regarding the project being broken up into smaller projects and stated I ask that you look at this as a whole.

Teri Durfee, Tooele County resident, stated I live on Burmester Road. Terry asked the Planning Commission to table both subdivision plats and for a moratorium on data centers. Teri expressed concern with the project being funded by The Utah Inland Port Authority and the possibility of a data center in the area, the age of the traffic study and the water study, and water availability.

Scotty [last name unintelligible], Tooele County Resident, expressed concern regarding the traffic study and the developer's involvement with Utah Inland Port Authority and the Tooele Valley Public Infrastructure District and asked that the potential conflict of interest be cleared up before moving forward with plat approval.

Aleta Boyce, Erda City, expressed concern regarding water rights and the relationship between Zenith Bolinder, Burmester Corporation, and Mr. Akerlow. Aleta asked the Planning Commission to table the plat.

Rose Moore expressed concern regarding the age of the aquatics resource delineation report and the validity of the traffic impact study and asked that the county audit the traffic study. Rose expressed concern regarding the Rocky Mountain Power letter and water availability.

Amy Lawson expressed concern with Charles Akerlow's relationship with UIPA, the intent of the property to be used for a data center, and the validity of the water services.

Jessica Perschon, Tooele resident, expressed concern regarding the PID and the Inland Port tax process and asked for the subdivision to be tabled.

Misty Korth, Tooele resident, expressed concern that the application was accepted without guidelines/boundaries in place, and the flexibilities shown in the subdivision.

Mary Allen, resident of the Skull Valley Reservation, stated that the folks on the reservation don't want this and then expressed concern over the development taking water from the reservation and the impact on their food and salt supply.

Natalie Hayes, Tooele County resident, stated I am a recent transplant to Tooele County and I came here intentionally for the agriculture. Natalie asked Planning Commission to consider the environmental impact of the flexibilities of this subdivision and not to provide any tax cuts to the businesses that come into this subdivision.

Chair Toni Scott moved to close the public hearing.

Commissioner Dow expressed concern about the traffic study. Chair Toni Scott stated it is for the whole area. Commissioner Dow asked how many subdivision phases the Commission can expect to see in this area. Rachelle Custer, Community Development Director, stated that the developer is actively marketing the property and when a buyer comes in, they will determine what size site they need. Then you will see the subdivision. Mili stated that the traffic study anticipates the intersection will need to be upgraded and the light installed in 2030. There was further discussion regarding traffic, road improvements, and the traffic study.

Commissioner Mitchell asked about the flex buildings and asked what the definition for flex buildings is. Mili stated there is no exact definition of flex building. There was discussion about the allowed uses in this subdivision. Mili explained that it depends on the zone and the use; there is no way to tell at this time, as this is just the partition of land. There are 11 lots covering 70 acres.

Commissioner Mitchell asked about the water study. Chair Scott said it was conducted in December 2024. My suggestion was to refresh that in two years. Commissioner Mitchell asked if it be unreasonable to ask that a new water study be completed. Chair Scott stated it was within the last two years. Rachelle Custer stated there are very specific things you are bound to by

code, within the code, of what is required of a subdivision plat. Those are the only items we need to address. If you start asking for things outside that, it could be considered a taking so we need to make sure we're sticking to what the code allows you to address. Chair Scott stated water is not one of those things, for a subdivision.

Commissioner Dow asked if infrastructure is outside of the scope. Rachelle stated you can go off what the traffic study says. If it says at this many trips per day, the intersection needs to be signalized. At that time that would be triggered. The Commission can ask for a third-party traffic study. That could be recommended to ask for from the Council.

Commissioner Mitchell asked for clarification about the water. Rachelle stated that we can only ask for a will-serve letter, which the applicant has provided. That is not required until final plat.

Commissioner Mitchell motioned to table SUB 2025-133 and request a county audit on the road (traffic) study. 2nd by Commissioner Dow.

Roll call vote: Commissioner Alder- yes. Commissioner Stetz- yes. Commissioner Christensen- yes. Commissioner Beckstrom- yes. Commissioner Scott- no. We have a current traffic study as part of the subdivision, and it satisfies that. Commissioner Mitchell- yes. Commissioner Dow- yes. The motion carries.

2. PUBLIC HEARING- SUB 2026-084 Charles Akerlow, with Zenith Partners, is requesting preliminary plat approval , Mili Pioquinto

PUBLIC HEARING, MOTION, AND VOTE

Mili Pioquinto, Planning Staff, summarized the staff report. This is not in the area identified as wetlands on the national wetlands inventory map; therefore a delineation report was not required. The same traffic impact study was submitted with this application as the previous application. The subdivision will be accessed off Sun Stone Drive. Because the subdivision fronts Higley Road, the applicant has dedicated a half width to the center line of Higley Road. If the applicant were to start accessing the site off Higley Road, it would require a full road development for the portion they've dedicated.

Mili stated there was strong opposition to this application, with concerns regarding water, the traffic study, and the multi-use development. Staff recommends the Planning Commission analyze the information provided and make a motion to approve with the recommended conditions.

Melanie Poulsen, District Manager of the Tooele Valley Public Infrastructure District, provided a short presentation on behalf of the applicant. This application will be proposed for the development of a trucking logistics company. This application covers the west side of Zenith Bolinder property with plans for a trucking logistics company. On the northwest side of Sun Stone Drive there will be another trucking company. On the east side of Sun Stone Drive is designated to be for rail served businesses. On the southeast side a water treatment facility will be built. There is no intention of developing or housing a data center on this property.

Commissioner Beckstrom asked if they'll do wells for this subdivision. Rachelle stated they are putting in a water treatment facility for the entire project.

Chair Toni Scott moved to open the public hearing.

Natalie Hayes expressed concern with the trucking companies and the semis on the freeway. Can we also request a study on I-80 to see if it can sustain this use?

Anita Dalrymple stated I am a resident of Tooele County and expressed gratitude for looking out for the residents and asked that the Planning Commission look at the bigger picture. Anita acknowledged the Commission can't vote no on this because of water rights, but asked that the bigger picture is considered and that conditions are placed on the water treatment plant.

Chuck Akerlow, the developer and chairman of the public infrastructure district, expressed concern that this project is misunderstood. Chuck stated this property was purchased because it's zoned industrial and the General Plan identified it as industrial. Chuck explained there is an interlocal agreement, and the public infrastructure district was created because the county doesn't provide water or sewer and didn't want to maintain the roads. Chuck further explained the infrastructure district.

Natalie Marriam expressed concern that raising the utility fees for residents is not banned in chapter 34 and concern that following the law out of fear of getting sued isn't always doing the right thing.

Aleta Boyce expressed concern with Chuck Akerlow's involvement with Zenith Development Corporation, Utah Inland Port Authority, and the Tooele Valley Infrastructure District, and concern with the development's water and the developer not being from Tooele. (Anita gave a handout for the TVPID)

Amy Lawson expressed concern about understanding the traffic study, water discharge information and concern about the infrastructure already placed on site. Amy asked the Planning Commission to say no to approving the plat.

Jessica Perschon asked to have no data centers in writing.

Susan Contreras expressed concern about not being able to address water at the subdivision phase and the requirement to wait until 2030 to improve the intersection or 2 years to update the water study.

Abigail Ward expressed concern about the safety of having increased number of semis on the road, and concern for the increased load on the roads, and whether the taxpayer money would go to maintain them.

Jackie Baker, Salt Lake City resident, expressed concern regarding the traffic study needing to be reviewed before this is approved since it is the same traffic study, and concern about traffic on I-80 with the extra truck traffic.

Teri Durfee, Tooele County resident, expressed concern with Chuck Akerlow being the landowner, developer and the chairman for the public infrastructure district, and stated it is a conflict of interest. Teri also expressed concern over the potential data center, the railroad going through the wetlands, the infrastructure, and the Inland Port Authority.

Rose Moore, Stansbury Park, expressed concern regarding the vicinity description and the land use table referenced in the staff report, and asked that there not be any non-disclosure agreements between the developers and decision makers.

Chair Toni Scott moved to close the public hearing.

Chair Toni Scott stated the Public Infrastructure District was developed as part of the inland port so they could take on the utilities, the traffic lights, and roads. This project is not new; portions have been brought before the Commission- what suddenly caught everyone's attention is Chapter 34. The railroad has been there my whole life, but it hasn't been used for several years.

Commissioner Dow stated I think it's appropriate to table this one as well and have the independent study done for this as well. We often have to leave our personal opinions at the door because we are bound by code. We cannot change that; we are not a legislative body.

Commissioner Alder asked for clarification regarding the traffic study. It was clarified that it will just be a review of the current study. Commissioner Alder stated we agreed for this area to be manufacturing, and this is next to the freeway, and it fits here better than other areas. Chair Scott asked for clarification on the traffic study regarding I-80. Rachelle stated UDOT has weighed in on the port project itself. This would be a third-party traffic engineer reviewing the traffic study. There was further discussion regarding traffic impact and the traffic study. Commissioner Christensen stated if we're going to approve the subdivision, and the review supports the traffic study data, let's put the caveat that the intersection be done now as part of the approval.

Commissioner Dow made a motion to table SUB 2026-084 until a third-party review of the traffic study is completed. 2nd by Commissioner Christensen. Commissioner Beckstrom- yes. Commissioner Mitchell- yes. Commissioner Scott- no. Commissioner Alder- yes. Commissioner Stetz- yes. Commissioner Christensen- yes. Commissioner Dow- yes. The motion carries.

Chair Toni Scott called for a 10-minute recess at 8:47 pm.

5. Conditional Use Permits

- 1. PUBLIC HEARING- CUP 2026-067 Questar Gas and Enbridge are requesting a CUP to install a gas pipeline and regulator state to provide service to the South Rim Community , Milli Pioquinto**

PUBLIC HEARING, MOTION AND VOTE

Chair Toni Scott called the meeting back to order at 8:57 pm.

Mili Pioquinto, Planning Staff, summarized the staff report. Mili stated Questar Gas and Enbridge are requesting a Conditional Use Permit to install a gas pipeline and regulator station in the South Rim area. It will run along Silver Avenue. There has been no public comment regarding this item. Chapter 15 states that a pipeline that extends more than 300 feet is a conditional use. Mili stated that this project has not yet gone through the second agency review and asks that Planning Commission make this as a condition of approval.

Commissioner Dow asked if the pipeline would be going across the lakebed.

Jesse Wilson, with Enbridge Gas, stated this is part of the Rural Expansion Project that was mandated in 2018, HB 422. What we do is take natural gas to rural areas of the state. We do pipe and a regulator station. Residents have the option to sign up and tie into it. All the utility is paid for them up and to the meter. From the meter into their home, they will pay for those conversions. This is for existing homes, current residents only.

Commissioner Dow asked if the pipeline will be stubbed for the new development in South Rim. Jesse stated it will be stubbed. The developer who does that subdivision will pay for all those improvements.

Chair Toni Scott moved to open the public hearing.

Rose Moore, Stansbury Park Resident, questioned who the developer is, where the boundaries of the service areas are, and whether this will service the two plats under controversy.

Chair Toni Scott moved to close the public hearing.

Jesse Wilson stated this is only for current residents; it has nothing to do with future expansion. This is Questar Gas and Enbridge doing the project. There was discussion about the benefit of providing natural gas to these rural communities.

Commissioner Alder motioned to approve CUP 2026-067. 2nd by Commissioner Stetz.

Commissioner Beckstrom- yes. Commissioner Mitchell- yes. Commissioner Scott- yes.

Commissioner Dow- yes. Commissioner Christensen- yes. Commissioner Stetz- yes.

Commissioner Alder- yes. The motion carries.

6. Rezones

1. PUBLIC HEARING- REZ 2026-080 Scott Baird, on behalf of Kennecott Utah Copper Corp, is requesting a rezone from A-20 to C-S , Mili Pioquinto

PUBLIC HEARING, MOTION, AND VOTE

Mili Pioquinto, Planning Staff, summarized the staff report. Scott Baird, on behalf of Kennecott Utah Copper Corp., is requesting a rezone from A-20 to C-S. This property is located East of SR-36, and directly East of the Stansbury Park Community. There has been no public comment received. Staff has identified a few concerns. There are three gravel pits located next to this property. Within the Commercial Shopping (C-S) zone, some of the uses may not be compatible

with the gravel pits. At the development phase, we would need to look at buffering. There are also some concerns brought up from the traffic analysis report. The county engineer would like UDOT's input regarding the right-ins and right-outs of the development. The access point issues will need to be addressed. Planning staff recommends a condition of addressing the county engineer's comments and concerns prior to being considered by County Council. Engineering is asking for further clarification on the traffic impact study, culinary hookup, and UDOT input.

Wayne Bradshaw, with Rio Tinto Kennecott, stated we only anticipate development of forty of the acres, that is the commercial space that the economy could support within the next 15-20 years. The traffic study focuses on phase one, Pole Canyon Road and south of Stansbury Park Lane. The site plan only anticipates access into SR-36. The traffic study looks at the future traffic plan of the county.

Jason Hill stated we have talked about dedicating the land behind it, but it will depend on those landowners. We are willing to dedicate our portion. Rachelle stated the Transportation Master Plan calls for that Center Street extension to go all the way to Village Boulevard. As part of the subdivision process, they would be required to dedicate their half of the road. Kennecott has been a great partner in getting this transportation infrastructure constructed.

Commissioner Christensen asked about putting a pedestrian walkway over SR-36. Wayne stated that isn't something we've contemplated, but any access or overpass would have to be approved by UDOT.

Chair Toni Scott moved to open public hearing.

Anita Dalrymple, Tooele County resident, expressed concern about the traffic in this area, rock chips from the trucks, and traffic congestion.

John Wright, Stansbury Park resident, stated that the Stansbury Service Agency has been very interested in this development, and talked about the importance of the road extension, and asked them to limit the access to the Adobe Rock intersection and the Stansbury Parkway intersection.

Chair Toni Scott moved to close the public hearing.

Chair Toni Scott motioned to recommend approval to County Council for REZ 2026-080 from A-20 to C-S based on the findings and subject to the conditions listed by the planning staff (addressing the county engineer's comments and concerns regarding the traffic study, culinary water hookup, and UDOT input). 2nd by Commissioner Stetz. Commissioner Alder- yes. Commissioner Stetz- yes. Commissioner Christensen- yes. Commissioner Dow- Abstained due to conflict of interest. Commissioner Scott- yes. Commissioner Mitchell- yes. Commissioner- Beckstrom- yes. The motion carries.

7. Land Use Ordinances

1. PUBLIC HEARING- TCLUO 2026-111 Updates to Chapter 2 & Chapter 17 , Rachelle Custer

PUBLIC HEARING, MOTION, AND VOTE

Rachelle Custer, Community Development Director, summarized the staff report. Rachelle stated Tooele County has been working to identify industries that would fit within our county and that we may want to try to recruit. In looking at that, we've also looked at the governor's plan. One area that has come up recently is aerospace and defense manufacturing, which is also an area in the governor's plan. This is an addition to chapter 2 to define aerospace and defense manufacturing, to remove the numbering in chapter 2, and to add a definition for warehouse. Chapter 17 is where we would place that use in the table of uses. The aerospace and defense manufacturing as identified would be best suited in the General Manufacturing and the Hazardous Manufacturing zoning districts. Our only Hazardous zoning districts right now are Clean Harbors and Energy Solutions.

Chair Toni Scott moved to open the public hearing.

There were no comments regarding this item.

Chair Toni Scott moved to close the public hearing.

Commissioner Stetz made a motion for a favorable recommendation to the County Council for the text amendment TCLUO 2026-111 based on the findings and subject the conditions listed by the planning staff. 2nd by Commissioner Alder. Commissioner Beckstrom- yes. Commissioner Mitchell- yes. Commissioner Scott- yes. Commissioner Dow- yes. Commissioner Christensen- yes. Commissioner Stetz- yes. Commissioner Alder- yes. The motion carries.

2. TCLUO 2026-100 Chapter 34 - Data Center Facilities , Rachelle Custer

MOTION AND VOTE

Rachelle Custer, Community Development Director, stated at this time, staff is recommending that this item be tabled until all comments received tonight and discussion by Planning Commission can be integrated into chapter 34. At that time, we will bring a clean copy to the public for public hearing and a motion.

Chair Toni Scott made a motion to table TCLUO 2026-100 until such a time we can reconfigure with the comments received during the public comment of the work meeting. 2nd by Commissioner Dow. Commissioner Beckstrom- yes. Commissioner Mitchell- yes. Commissioner Scott- yes. Commissioner Dow- yes. Commissioner Christensen- yes. Commissioner Stetz- yes. Commissioner Alder- yes. The motion carries.

3. TCLUO 2026-102 Chapter 38- Staff is requesting an ordinance to adopt a Regionally Significant Development Zone Overlay , Rachelle Custer

MOTION AND VOTE

Rachelle Custer, Community Development Director, stated this item was brought before you on July 22, 2026 and a public hearing was held. It was tabled due to a blank on 38-5 paragraph 2. That has been filled in and is the only change. It has been reformatted to match our chapter formatting. Before it came to you in the ordinance format.

Commissioner Dow asked who makes the determination where these zones go. Rachelle stated the Council and the state. Planning Commission would make a recommendation. It would then go to Council, then to the state.

Commissioner Beckstrom made a motion to recommend Tooele County ordinance requested by staff for adoption of the Regionally Significant Overlay Zone 2026-102 based on the findings and subject to the conditions listed by staff. 2nd by Commissioner Christensen. Commissioner Alder- yes. Commissioner Stetz- yes. Commissioner Christensen- yes. Commissioner Dow- yes. Commissioner Scott- yes. Commissioner Mitchell- yes. Commissioner Beckstrom- yes. The motion carries.

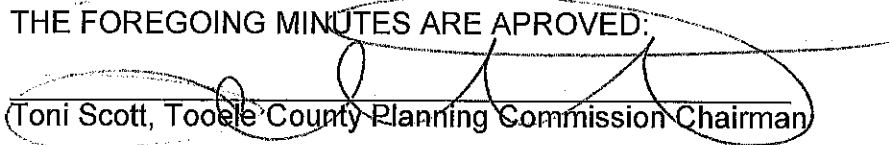
8. Planning Commission Comments

No additional comments were made.

9. Adjournment

Commissioner Scott moved to adjourn the meeting at 9:37 pm.

THE FOREGOING MINUTES ARE APPROVED:


Toni Scott, Tooele County Planning Commission Chairman