

**TOOELE COUNTY PLANNING COMMISSION
47 SOUTH MAIN STREET, TOOELE, UTAH 84074
(435) 843-3160**

BUSINESS MEETING

February 16, 2005

The Tooele County Planning Commission Meeting was called to order at 7:00p.m. by Chairman George Mattena.

Roll Call / Members in attendance:

Craig Anderson Sharon Grgich Doug Atkin
George Mattena Bill Bergener

Staff:

Nicole Cline Richard Clark Mary Dixon

1. Approval of meeting minutes from February 2, 2005:

Sharon made a motion to approve the meeting minutes from February 2, 2005 with the corrections as mentioned. The motion was seconded by Craig. All concurred.

2. PUD #003-99 Country Crossing Neighborhood Phase 2B Plat 5 (Design Phase):

Richard briefly explained the facts of this development. Richard stated that in the meeting 2 weeks ago the applicant and the commission both agreed on a solid white vinyl fence boarding this development. Richard also stated that all of the construction drawings had been signed.

Doug made a motion to approve PUD #003-99 Country Crossing Neighborhood Phase 2B Plat 5 (Design Phase). The motion was seconded by Sharon.

Verbal Roll Call:

Doug yes Craig yes Bill yes Sharon yes George yes

3. PUD #003-99 Country Crossing Neighborhood Phase 2B Plat 6 (Design Phase):

Richard briefly explained the facts of this development. Richard stated that in the meeting 2 weeks ago the applicant and the commission both agreed on a solid white vinyl fence boarding this development. Richard also stated that all of the construction drawings had been signed.

Sharon made a motion to approve PUD #003-99 Country Crossing Neighborhood Phase 2B Plat 6 (Design Phase). The motion was seconded by Dug

Verbal Roll Call:

Bill yes Sharon yes Doug yes Craig yes George yes

4. PUD #003-99 Village at Country Crossing Phase 2A Plat 5 (Final Phase):

Richard briefly explained the facts of this development. Richard stated that this final phase is consistent with the concept phase that was approved.

Sharon made a motion to approve PUD #003-99 Village at Country Crossing Phase 2A

Plat 5 (Final Phase). The motion was seconded by Doug.

Verbal Roll Call:

Sharon yes Bill yes Doug yes Craig yes George yes

Adjournment:

With no further comments Sharon made a motion to adjourn the business meeting. The motion was seconded by Doug. All members concurred. The business meeting adjourned 7:07at p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission

WORK MEETING

- 1. CUP #1097-05 Nextel Communications (Co Locate on existing cell tower):**
Richard explained to the commission where this property was located in the West Desert. Richard stated that there is another tower in the area; however this would be back-up to the Department of Defense's system. Richard explained that the Department of Defense does have an existing wireless telecommunications facility adjoining the proposed facility, however, for security and safety reasons the Department of Defense does not allow commercial facilities to co-locate with primary Department of Defense's systems. Richard explained that the proposal is for a 120 foot monopole, which is allowed in the MU-40 zone. Richard stated that this new pole would provide coverage for the Department of Defense. Richard stated that in the zoning ordinance it states that fencing is required around wireless telecommunications facilities; however the Department of Defense's facility has no fence. Richard stated that the applicant would like approval to not have to put a fence up around this facility. Doug Atkin asked if this tower would only be used for Department of Defense, and not the public. Richard stated that was correct. Richard explained that on February 16, 2005 Anita Jones of BLM reported that the applicant does not have a BLM Communications Site Lease, and BLM won't be able to look at it until September or so. Richard stated that one of the conditions that could be attached to this permit is that they must have a permit from BLM to continue.

Sharon made a motion to move CUP #1097-05 Nextel Communication (Co Locate on existing cell tower) to the next business meeting. The motion was seconded by Doug. All concurred.

- 2. SUB 1010-05 Amendment to Lucin Acres (John & Stephanie Gollaher):**
Richard explained to the commission that the property was located at 8157 North

Mountain View Road in Lakepoint. Richard stated that the current zoning was RR-1. Richard stated that this subdivision is proposed to eliminate the exiting lot one of Lucin acres subdivision, and create lots one - A and one - B of Landslide Estates Subdivision. Richard went over some of the characteristics of the surrounding area. Richard explained to the commission that the Tooele County Board of Adjustments granted a special exception to the applicant, for lot 1 to exceed the 3:1 width to length ration required in the zoning ordinance. Richard stated that the RR-1 zone allows for this subdivision and it is an appropriate use.

Doug made a motion to move SUB #1010-05 Amendment to Lucin Acres (John & Stephanie Gollaher) to the next business meeting. The motion was seconded by Sharon. All concurred.

Other Business:

Nicole stated that in the Tooele County Zoning Ordinance there is a section on conservation subdivisions however there are no guidelines. So Nicole is creating some guidelines for these types of subdivisions and will bring them to the commission to review.

Adjournment:

With no further comments Sharon made a motion to adjourn the work meeting. The motion was seconded by Doug. All concurred. The work meeting adjourned at 7:20 p.m.