

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

BUSINESS MEETING

March 16, 2005

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

Roll Call / Members in attendance:

Commissioner Dennis Rockwell Craig Anderson Doug Atkin
Sharon Grgich Marlene Thomas George Mattena

Staff:

Nicole Cline Richard Clark Mary Dixon

1. **Approval of meeting minutes from March 2, 2005:**
Sharon made a motion to approve the meeting minutes from March 2, 2005 with the corrections as noted. The motion was seconded by Marlene. All concurred.
2. **Review of SUB #1001-04 Sweet Sage Acres for failure to comply with title 13-2-1 of the Tooele County Code:**

Nicole explained that Sweet Sage Acres subdivision's concept phase had been approved in 2004. Nicole stated that there has not been any progress on this subdivision for a while so staff brought it before the commission to have them decide what action they would like to do if any. Nicole stated that Fran Eickbush was here tonight to give an update on this subdivision. Fran Eickbush explained that on February 2, 2004 perc tests were done. Fran stated that on March 11, 2005 they had met with the state to go over water rights. Fran explained that he has been in contact with the county health department and they are aware of what progress has been made on this subdivision. Fran explained that Mr. Ault has selected a company to drill the well for this subdivision. Fran stated that they have been on hold because they have been trying to clear the water right issue through the state. Doug asked what action the commission needed to take on this matter. Nicole stated that the applicant had just given the commission an up date so they are on track again.

Doug made a motion to grant SUB #1001-04 Sweet Sage Acres (Leo Ault) a six month extension on their concept approval. The motion was seconded by Sharon.

Verbal Roll Call:

Doug yes Marlene yes Sharon yes Craig yes Dennis yes George yes

3. **SUB #1006-04 Layton Land Partners LLC (Lake Point Estates) Concept Phase:**
Richard gave a brief summary of the proposed subdivision. Richard explained that there would be 81 lots in this proposed subdivision. Richard explained that in phase one there would be 25 lots, phase two 22 lots, phase three 18 lots and phase four 16 lots. Richard stated that the applicant was going to present to them tonight a different phasing layout. Adam Nash explained that they would like to make phase one of this development one of

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the later phases, they would like to find out what is going to happen with the roads in the area. Adam Nash stated that the utilities that were to be placed in phase one can be placed into another area of the subdivision. Craig asked where the first phase would be. Adam Nash explained that it would be the 25 lots; he also explained where the water and sewer would be connected into this subdivision. Richard explained that staff recommends approval of this concept phase.

Sharon made a motion to approve SUB #1006-04 Layton Land Partners LLC (Lake Point Estates) Concept Phase. The motion was seconded by Doug.

Verbal Roll Call:

Craig yes Dennis yes Sharon yes Doug yes Marlene yes George yes

4. CUP #1100-05 Outback Therapeutic Expeditions (Alan & Elizabeth Mitchell):

Richard explained that at the meeting two weeks ago the commission asked for this company to get a bond to cover any search and rescue expense that county might incur. Richard explained that Sheriff Park had recommended a \$5,000.00 bond. Richard explained that the applicant would like this tabled until the April 6th business meeting.

Doug made a motion to table CUP #1100-05 Outback Therapeutic Expeditions (Alan & Elizabeth Mitchell) until the April 6th business meeting. The motion was seconded by Marlene. All concurred.

5. AMZ #1017-05 Amendment to 4-14 Maximum height of accessory buildings:

Nicole explained the proposed language for this chapter. Proposed language: No accessory building in a residential (R-1) or residential multi-family (R-M) shall contain more than one story or exceed 20 feet in height. In all other zoning districts accessory buildings and structures shall not exceed the height of the zoning district in which it is located. No space within an accessory building or structure shall be used as a dwelling.

Sharon made a motion to recommend approval of AMZ #1017-05 Amendment to 4-14 Maximum height of accessory buildings. The motion was seconded by Doug.

Verbal Roll Call:

Doug yes Marlene yes Sharon yes Craig yes Dennis yes George yes

6. AMZ #1018-05 Amendment to Chapter 6 for off street parking requirements:

Nicole went over the changes that would be made to this chapter. Nicole explained that the new changes would include, new and expanded parking requirement table, shared parking, limits on parking lot size

Sharon made a motion to recommend approval of AMZ #1018-05 Amendment to Chapter 6 for off street parking requirements. The motion was seconded by Doug.

Verbal Roll Call:

Craig no Dennis yes Doug yes Marlene yes Sharon yes George yes

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7. **AMZ #1019-05 Chapter 2 changing definitions to reflect changes in chapter 6:**
Nicole went over the new definitions that would be placed in this chapter to reflect the changes that were made to chapter 6. Assisted living facility, Community center, Gross floor area, Recreational facility, Recreational facility, commercial indoor, Recreational facility, private indoor

Doug made a motion to recommend approval of AMZ #1019-05 Chapter 2 changing definitions to reflect changes in chapter 6. The motion was seconded by Marlene.

Verbal Roll Call:

Sharon yes Doug yes Marlene yes Craig yes Dennis 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 at 7:25 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission

WORK MEETING

1. **PUD #1009-05 Leucadia Financial Corp. (Concept Phase) Benson Mill Ranch:**
Nicole explained where this development would be located in the Stansbury area. Nicole explained that the current zoning was RM-15. Nicole stated that this development does follow the general plan for this area. Nicole explained that this development has 314.34 acres and 12 of those acres are commercial. Nicole stated that the commission had asked the developer to make a few changes to the concept plan. Nicole explained that the developer has fixed the dead-end roads, provided more parking and located the park more centrally in the development. Nicole explained that the number of units has been reduced to accommodate for the parking spaces and the park. Doug explained that he was happy with the changes that the developer had made. Jim Ward explained that in this new submittal they have a higher density but fewer lots. Craig asked if the Stansbury Service Agency would maintain the park. Gary Ziser of the Stansbury Service Agency stated that the service agency was happy with the layout of this development. It was clarified that the park was a one acre lot.

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Doug made a motion to move PUD #1009-05 Leucadia Financial Corp. (Concept Phase) Benson Mill Ranch to the next business meeting. The motion was seconded by Craig All concurred.

Doug made a motion to close the work meeting and reopen the business meeting. The motion was seconded by Craig. The business meeting reopened at 7:35 p.m.

Doug made a motion to approve PUD #1009-05 Leucadia Financial Corp. (Concept Phase) Benson Mill Ranch with the following conditions: The park is one acre; The given table of density and modified setbacks are included; A development agreement is approved by the county commissioners; A geo-tech study of the property is done; The foundations will be modified and engineered as determined from the geo-tech study. The motion was seconded by Craig.

Verbal Roll Call:

Doug yes Marlene yes Sharon yes
Craig yes Dennis yes George yes

Sharon made a motion to adjourn the business meeting and reopen the work meeting. The motion was seconded by Doug. The business meeting adjourned and the work meeting reopened at 7:40 p.m.

2. **AMGP #1009-05 Amendment to chapter 8, for the I-80 corridor to amend the legal description of the Hazardous Waste Corridor:**

Nicole explained where the current hazardous waste corridor was located in the county. Nicole explained that all hazardous and radioactive waste disposal and treatment facilities should only be located in the hazardous waste corridor. The transportation system in place can accommodate those industries in the safest modes of transporting materials to the sites. Nicole explained to the commission the legal description of the hazardous waste corridor. Beginning at the southwest corner of Township 1 South, Range 12 West, SLB&M and running thence east along the south township lines of Range 12, 11, and 10, to the 5,000 foot elevation line on the west side of the Cedar Mountains, Township 1 South, Range 10 West, SLB&M; thence in a northeasterly direction along said 5,000 foot elevation line to the north line of Township 1 South, Range 10 West, said line is in Section 2 of Township 1 South, Range 10 West, thence west along the north line of Township 1 South Range 10 West to its point of intersection with a line running parallel to the south right-of-way line of Interstate 80. Said "parallel line" is located 2, 960 feet (3/4 mile) south of the I-80 right-of-way; thence southwesterly along said "Parallel line" to its point of intersection with the east line of Section 20, Township 1 South, Range 11 West, SLB&M; thence north to the northeast corner of Section 5, Township 1 North, Range 11 West; thence west to the northwest corner of Township 1 North, Range 12 West; thence south to the point of beginning. Nicole explained that the purpose of Hazardous Industries (MG-H) zoning districts are to provide areas in appropriate remote locations where hazardous and radioactive wastes may be stored, treated and disposed of

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in a safe manner. The regulations of this district are designed to protect the environmental quality of the district and adjoining areas. Nicole explained that all of these industries require a conditional use permit for development and shall be reviewed and approved by the Tooele County Commission prior to taking effect. Nicole explained that staff had developed two proposals to present to the commission to reduce the Hazardous Waste Corridor. Nicole explained that the first proposal would be a reduction from 78,720 acres to 15,060 acres, an 81% reduction. The second proposal would be a reduction from 78,720 acres to 9,440 acres, an 88% reduction. Sharon asked if this included any State Trust land. Nicole stated that it did include some but most of it was BLM land. Doug stated that with the first option new operations could come into the county and with the second option no new operations could come into the county. Nicole stated that was correct. Craig asked what prompted this reduction. Nicole stated that we don't want any more hazardous waste in Tooele County. Craig asked why the area was so large before. Nicole stated that when the hazardous waste corridor was first developed there was a boom in the industry; however, now there is not. Dennis asked if the surrounding properties had a buffer zone. Nicole stated that they have a 300 foot buffer. Joyce Hogan asked if section 29 could be squared off, Envirocare does own all of the section. Nicole stated that would be fine. Joyce Hogan stated that either option would be fine with Envirocare. The commission stated that they favored option two for the Hazardous Waste Corridor rather than option one.

Doug made a motion to move AMGP #1009-05 Amendment to chapter 8, I-80 corridor to amend the legal description of the Hazardous Waste Corridor to the meeting on March 31, 2005 and schedule a public hearing to consider option two as presented by staff. The motion was seconded by Sharon. All concurred.

3. AMD CUP #2700-87 Envirocare-Expand Waste Corridor / Rezone MG-H:

Nicole showed the commission an aerial view of the Envirocare operation as it looks today. Nicole explained that a while ago the commission approved a rezone to MG-EX for Broken Arrow for section 5, and section 29. Nicole stated that Envirocare now owns those two sections and would like to expand their operation to include section 29. Nicole stated that Envirocare would like to rezone section 29, 5 and 4 to MG-H so that they will be able to expand their operation. Nicole explained that Envirocare does have a conditional use permit. However, it does not cover everything, so they have come before the commission for an expansion. Nicole explained that Envirocare needed to come before the commission to be in compliance with Title 19, Chapter 3 of the Utah Code. Nicole explained to the commission the process that Envirocare had to go through to get an approval on the expansion of their conditional use permit. Joyce Hogan stated that Envirocare had been sold and the new company had bought the Cedar Mountain property and also Steve Bunn's property. Joyce Hogan stated that the new owners of the company want to expand the permit so that they can get more revenue for the company. Ty Rogers, over compliance for Envirocare, showed the commission what they would like to do to expand the company with the newly acquired property if the rezone is granted.

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Doug motion to move AMD CUP #2700-87 Envirocare Expand Waste Corridor / Rezone MG-H to the meeting on March 31, 2005 and schedule a public hearing. The motion was seconded by Sharon. All concurred.

Other Business:

Training: New laws by the State Legislature that affect land use and subdivision LUDMA training for Tooele County. March 29th in the Auditorium, 6 p.m. to 9 p.m. Certified Planner Seminar June 9-10 2005, Utah Local Governments Trust Training, Rm. 55 South Highway 89, North Salt Lake City, Utah

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 8:30 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission