

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

PUBLIC HEARING

March 31, 2005

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

Roll Call / Members in attendance:

Craig Anderson Doug Atkin
Sharon Grgich George Mattena Bill Bergner

Staff:

Nicole Cline Mary Dixon

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

Nicole explained that the commission had seen this at their work meeting on March 16th 2005. Nicole explained where the hazardous waste corridor was located now and how many acres were included in it. Nicole explained that we would like to create three different areas for the hazardous waste corridor. Nicole explained where the three different areas would be located and explained that the new corridor would consist of approximately 10,080 acres. "Hazardous Waste Corridor Reduced Areas Legal Descriptions" Area 1 (Northwest) Commencing at the southwest corner of Section 20, Township 1 North, Range 12 West, Salt Lake Base and Meridian; and running thence northerly along the section lines to the northwest corner of section 8; thence easterly along the section lines to the northeast corner of section 10; thence southerly along the section lines to the southeast corner of section 22; thence westerly along the section lines to the point of beginning. Contains 5,760 acres more or less. Area 2 (South) Commencing at the northwest corner of section 29, Township 1 South, Range 11 West, Salt Lake Base and Meridian; and running thence easterly along the section lines to the north quarter corner of section 28; thence southerly to the center of section 4, Township 2 South, Range 11 West; thence westerly to the west quarter corner of section 5; thence northerly along the section lines to the point of beginning. Contains 2,400 acres more or less. Area 3 (East) Commencing at the south quarter corner of section 17, Township 1 South, Range 10 West, Salt Lake Base and Meridian; and running thence northerly to center of section 8; thence easterly to the center of section 10; thence southerly to the south quarter corner of section 15; thence westerly along the section lines to the point of beginning. Contains 1,920 acres more or less. Sharon stated that this would give each company just enough room to expand if they need to. George stated that the reduction of this corridor was discussed sometime ago and with this reduction it will help us control the waste better. Nicole stated that this will put a reasonable cap on this type of waste for Tooele County. Leland Hogan applauded the commission for reducing the hazardous waste zone. Leland stated that the need for this type of waste is not that hot now and we need to limit the waste that is brought into Tooele County. Leland stated that this will give Tooele County more control for regulating waste in the area. Lucy Jenkins from Cedar Mountain facility

stated that they applied for a permit and were denied because they could not prove that there was a need for this type of waste. Lucy also stated that there are some legal issues involved in this and some public interest involved. Lucy stated that Cedar Mountain owns 80 acres and will be submitting an application to operate a facility on that property. Bill asked if Cedar Mountain could compete with Envirocare in this industry. Nicole stated that they could if they stay in the hazardous waste zone. Nicole explained that if any one wants a permit for this type of industry they need to prove that there is a need for this industry in the county. Nicole stated that Cedar Mountain could not prove that on their prior application. Nicole explained that Cedar Mountain's eighty acres would be located in the hazardous waste corridor. Doug stated that Cedar Mountain wanted to bring in another facility, where Envirocare is only adding capacity storage to an existing facility with an existing waste stream. Joyce Hogan stated that she supported the shrinking of the hazardous waste corridor.

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

Nicole showed the commission a layout of the entire Envirocare facility and explained the layout of the facility and what would be done in each section. Nicole explained the purpose of the 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 in a safe manner. The regulations of this district are designed to protect the environmental quality of the district and adjoining areas. Nicole stated that all conditional use permits for development located in the MG-H district shall be reviewed and approved by the Tooele County Commission prior to taking effect. Nicole stated that whenever an applicant proposes that a new hazardous waste or radioactive waste storage, treatment or disposal facility be located within an existing MG-H zone or whenever a new MG-H zone is proposed, the applicant shall indicate how it will implement the special performance standards listed in Chapter 18 of the Uniform Zoning Ordinance of Tooele County, as they relate to the specific waste activity the applicant intends to conduct. The responses and information relative to the special performance standards shall accompany each request for the establishment of a new MG-H district and each request for a conditional use permit. The planning commission shall ensure that each item specified in Chapter 18 has been fully responded to by the applicant prior to making any recommendation concerning a proposed MG-H zoning district amendment or prior to issuing a conditional use permit for a waste activity to be located in an MG-H zone. If an MG-H zone is established in response to the information provided pursuant to Chapter 18, such information shall establish the basis of an application for a conditional use permit but shall be updated or supplemented by additional relevant information if so required by the planning commission or Tooele County Commission. Nicole stated that there has been an Environmental Impact Board formed to review this application and they met March 30th and they will meet again on April 1st. Nicole stated that UDOT has located a resident at the rest stop and it is located five miles from this facility therefore it needs an exemption from the requirements on how far a residence has to be from a facility of this type. Nicole stated that the county would like to change the distance requirements in chapter 18 from ten miles to five miles to put the county ordinance in line with the state rules on how far residents can be located to this type of facility. Nicole explained to the commission where the rezone would be located at the Envirocare facility. Joyce Hogan explained to the commission what Envirocare planned to do at the

facility with the expansion and the rezone. Joyce Hogan stated that there will not be any new wastes, this will help them better their company and make them more complete.

Adjournment:

With no further comments Doug made a motion to adjourn the Public Hearing. The motion was seconded by Sharon. All concurred. The Public Hearing adjourned at 8:27 p.m.

1. AMD to chapter 18-1 (11) (A) to bring distance requirements in line with State and Federal regulations:

Nicole explained that this would reduce the distance to a residential dwelling to five miles. Nicole stated that this would bring are regulation into compliance with the State and Federal regulations on distance requirements.

Sharon made a motion to recommend approval of amendment to chapter 18-1 (11) (A) to bring distance requirements in line with State and Federal regulations. The motion was seconded by Bill.

Verbal Roll Call:

Bill yes Craig yes Sharon yes

Doug yes George yes

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 that this would change the legal description of the hazardous waste corridor and the layout on the map. Nicole explained that this change would also reformat to the two column style, Clarify that the EIB makes a recommendation to the Co. Commission. Clarify references to Chapter 17 of the zoning ordinance, and make grammatical changes.

Doug made a motion to recommend approval of AMGP #1009-05 Amendment to chapter 8, I-80 corridor to amend the legal description of the Hazardous Waste Corridor option two as presented by staff. The motion was seconded by Sharon.

Verbal Roll Call:

Sharon yes Bill yes Doug yes

Craig yes George yes

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

Nicole stated that comments on this were made in the Public Hearing.

Sharon made a motion to approve AMD CUP #2700-87 Envirocare Expand Waste Corridor / Rezone MG-H. The motion was seconded by Bill.

Verbal Roll Call:

Sharon yes Bill yes Craig yes

Doug yes George yes

Adjournment:

With no further comments Sharon made a motion to adjourn the business meeting. The motion was seconded by Bill. All concurred. The business meeting adjourned at 8.40 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission