

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

PUBLIC MEETING

July 20, 2005

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

Roll Call / Members in attendance:

Bill Bergener Doug Atkin Marlene Thomas Sharon Grgich George Mattena Craig Anderson
Tim Booth
Commissioner Dennis
Rockwell

Staff:

Nicole Cline Richard Clark Mary Dixon

1. Approval of meeting minutes from July 6, 2005:

Sharon made a motion to approve the meeting minutes from July 6, 2005. The motion was seconded by Marlene. All concurred.

2. PUD #003-99 Country Crossing Neighborhood Phase 2B Plat 5 Final:

Richard explained to the commission that this was approval of the final plat for the Villages at Country Crossing Phase 2B Plat 5. It is located in Stansbury Park and is zoned R-1-10. The development is surrounded by high density urban residential development. There will be 35 residential lots, and 2 greenbelt lots. The construction drawings were approved by the county engineer on 1/2/2005. The proposal is consistent with the approved concept plan and preliminary plat. On 2/2/2005 the Tooele County Planning Commission discussed changing the border fencing along SR-36 to a solid white vinyl fence design. The applicant agreed to this. Staff recommends approval of this PUD final plat with the following conditions. Border fencing along SR-36 shall be a solid white vinyl fence design.

Doug made a motion to recommend approval to the county commission of PUD #003-99 Country Crossing Neighborhood Phase 2B Plat 5 final. The motion was seconded by Craig.

Verbal Roll Call:

Doug yes Marlene yes Sharon yes Bill yes
Craig yes Tim yes George yes

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

This approval will be for the final plat for the Villages at Country Crossing Phase 2B Plat 6. This section of the development will be in the very southern part of the Country Crossing phase. There is also a solid vinyl fence located in this development. Marlene

asked staff what the width of the pavement was in the cul-de-sac. Staff stated that it was 22 feet wide and it is a one way road. There will be nine residential lots on a loop road. The lots range in size from 8,750 ft² to 17,692 ft². The construction drawings were approved by the county engineer on 1/2/2005. Staff recommends approval of this PUD final with the following condition. Border fencing along Bates Canyon road and SR-36 shall be a solid white vinyl fence design.

Marlene made a motion to recommend approval to the county commission of PUD #003 99 Country Crossing Neighborhood Phase 2B Plat 6 final. The motion was seconded by Sharon.

Verbal Roll Call:

Marlene yes Tim yes Craig yes Sharon yes

Bill yes Doug yes George yes

4. AMS #1004-05 Amendment to Title 13 Subdivision Ordinance:

Staff explained the changes that were made to this ordinance; the final copy has been given to them. In the new ordinance staff can approve a minor subdivision. Nicole explained how the new subdivision process would work. Joyce Hogan asked Nicole to explain the difference between a conservation subdivision and a conservation easement. Nicole explained the difference between each of them.

Sharon made a motion to recommend approval to the county commission of AMS #1004-05 Amendment to Title 13 Subdivision Ordinance. The motion was seconded by Doug.

Verbal Roll Call:

Tim yes Craig yes Sharon yes Bill yes

Doug yes Marlene yes George yes

Adjournment:

With no further comments Sharon made a motion to adjourn the public meeting. The motion was seconded by Doug. All members concurred. The public meeting adjourned at 7:35 p.m.

APPROVAL: _____

Chairperson, Tooele County Planning Commission

1. SUB #1001-04 Sweet Sage Acres (Leo & Virginia Ault):

Nicole explained that this subdivision had been before the commission earlier this year. There were some boundary line issues with the land owners and the road could not be installed as they wanted to. The developer has changed the way the road will be laid out and the lots will be 40 acre lots. Francis Eickbush explained that lot one of this subdivision had been deeded to Daniel Lee and that there is a 60 foot county standard road to access this lot. Nicole stated that a cul-de-sac will need to be put into lot 1 for fire

access, and the road may have to be private. The number of lots for this subdivision has stayed the same. Nicole explained that the cul-de-sac will need a conditional use permit and it can be approved along with the subdivision process. Mr. Eickbush stated that they can put in a cul-de-sac if they need to. Craig asked them to explain what property the road would go across. Nicole explained that it would only go across his own property. Doug Childs explained that his family owned the property to the north and the boundary line agreement has been an issue and Mr. Ault has agreed to give them a boundary line agreement. Tim asked when the agreement would be done. Mr. Childs stated that they are working towards getting this completed and it should be done with in the next couple of weeks. Sharon asked if he was ok with this. Mr. Childs stated they were. Mr. Eickbush asked if they could reopen the public meeting and approve this phase tonight.

Doug made a motion to move SUB #1001-04 Sweet Sage Acres (Leo & Virginia Ault) to the next public meeting. The motion was seconded by Craig. All concurred

2. AMD SUB #0197-97 Valley Ranches at South Rim:

Valley Ranches is located in the RR-5 zone west of Stockton. The applicant would like to make one of the lots smaller then was previously approve. Tim asked what the zoning was. Nicole stated that it was RR-5.

Doug made a motion to move AMD SUB #0197-97 Valley Ranches at South Rim to the next public meeting. The motion was seconded by Sharon. All concurred.

Other Business:

Adjournment:

With no further comments made a motion to adjourn the public hearing. The motion was seconded by All concurred. The public hearing adjourned at 7:58 p.m.

Doug made a motion to reopen the public meeting. The motion was seconded by Sharon. The public meeting reopened at 7:59 p.m.

Sharon made a motion to approve SUB #1001-04 Sweet Sage Acres (Leo & Virginia Ault) preliminary plat with the applicant getting a conditional use permit for the private road. The motion was seconded by Bill.

Verbal Roll Call:

Doug yes Craig yes Tim yes Sharon yes
Marlene yes Bill yes George yes

Doug made a motion to approve AMD SUB #0197-97 Valley Ranches at South Rim. The motion was seconded by Sharon.

Verbal Roll Call:

Marlene yes Tim yes Doug yes Craig yes
Sharon yes Bill yes George yes

Sharon made a motion to adjourn the public meeting. The motion was seconded by Bill.

The public meeting adjourned at 8:00 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission

1. PUD #1013-05 Saddleback SR-36 Subdivision Phase 1 (Design Stage Preliminary Plat):

Nicole explained that this was at their last meeting as a concept. She explained what the development would look like. The roads will be dedicated there will be a temporary turn around and a drainage plan has been worked out for this development. Staff is happy with this simple three lot subdivision. Sharon asked about a letter from UDOT. Chris Robinson explained that they have petitioned UDOT for a right in and right out even when the frontage road is completed. They are writing another letter to UDOT for this. Mr. Robinson stated that he didn't know what the next phase was. He would like the commission to approve the preliminary and the final tonight.

Sharon made a motion to approve the preliminary and final of PUD #1013-05 Saddleback SR-36 Subdivision Phase 1. (Design Stage Preliminary Plat chair not sign until all is ready) The motion was seconded by Tim All concurred.

Verbal Roll Call:

Bill yes Sharon yes Tim yes Marlene yes

Craig yes Doug yes George yes

2. PUD #1008-05 Lakeside #11 (Design Stage Preliminary Plat):

Staff explained to the commission where this development was located in the Stansbury area. There would be one cul-de-sac in this development, and it meets all of the county standards. Nicole asked if the developer would put a conservation easement on lots A & B. Benson stated that they would not have a problem doing this. The construction plans have been signed by the county engineer. Benson asked if this could possibly be approved tonight.

Doug made a motion to approve the preliminary plat and final plat of PUD #1008-05 Lakeside #11. The motion was seconded by Craig.

Verbal Roll Call:

Marlene yes Craig yes Tim yes Sharon yes
Bill yes Doug yes Marlene yes

Other Business:

With no further comments Doug made a motion to adjourn the work meeting. The motion was seconded by Sharon. All concurred. The work meeting adjourned at 8:15 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission