

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

PUBLIC MEETING

August 17, 2005

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

Roll Call / Members in attendance:

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

Staff:

Nicole Cline Richard Clark Mary Dixon

1. Approval of meeting minutes from July 20, 2005:

Doug made a motion to approve the meeting minutes from July 20, 2005. The motion was seconded by Sharon. All concurred.

PUBLIC HEARING

1. AMZ #1020-05 Amendment to Chapter 24-5 Off Premise Advertising:

Nicole explained that there were some conflicts in this ordinance, and some minor corrections that needed to be made. In recent months there has been some issues related to the sign ordinance (Uniform Zoning Ordinance of Tooele County (TCZO) Chapter 24. These are: 1) Business related temporary signs. 2) Temporary signs not requiring a permit. 3) Off-premise directional signs. 24-6-5. Temporary signs not requiring a permit (1) Temporary signs are allowed without a permit for: (a) the following holidays: Hanukkah, Christmas, and New Year's; 21 days starting [December 15] December 13 and ending January 2. Another solution to this issue is to simply recognize that Christmas/Hanukkah celebration begins the day after Thanksgiving for many people. The ordinance could be amended to reflect this by making the period start the day after Thanksgiving and end on January 2. 24-6-5. Temporary signs not requiring a permit (1) Temporary signs are allowed without a permit for: (c) Placement on the property of a recreational facility owned by Tooele County promoting special events at the facility. Nicole stated that she feels like the Christmas signage should be allowed to be put up the day after Thanksgiving and not on the 13th. The conflict that staff thought was in the wordage of directional signs really wasn't a conflict and should remain the same. The wordage for those directional signs was explained to the commission. Joyce Hogan feels like there should be more than three directional signs for a development. Craig asked why three couldn't be the base line and then if more are needed they can ask for them. The commission stated that they really feel like there needs to be more directional signs allowed. Nicole stated that we could possibly call it something other than a directional sign. The commission asked if staff would review this again and bring it back to them.

Sharon made a motion to table AMZ #1020-05 Amendment to Chapter 24-5 Off Premise Advertising until staff has a chance to review this and make changes as needed. The motion was seconded by Bill. All concurred.

Adjournment:

With no further comments Sharon made a motion to adjourn the public hearing. The motion was seconded by Doug. All concurred. The public hearing adjourned at 7:15p.m.

WORK MEETING

1. **CUP #1100-05 Outback Therapeutic Expeditions (Alan & Elizabeth Mitchell):**
Nicole explained that on April 6th this item was tabled until the applicant could put into place a bond for search and rescue operations related to this operation. The applicant spoke with the engineering office and asked if they could submit a letter stating that they will pay the expense for a search if someone goes missing. Sheriff Park stated that if they don't have a bond he will accept the letter. Staff recommends the following conditions be attached to the permit. 1. The application characteristics must be met and maintained. 2. GPS locations of all fire pits be reported to the Tooele County fire department within 24 hours of the pit's establishment. 3. Fire pits are to be located where smoke can rise unobstructed by trees or other vegetation. 4. Camping sites other than the two identified in the application must be approved by the Tooele County Planning Commission prior to being established. 5. The permittee shall file be responsible for costs incurred by Tooele County for search and rescue operations related to this operation. Elizabeth Mitchell explained that this operation would be located on the Bennion ranch property. Marlene asked if the youth were allowed to build fires other than in the designated area. Elizabeth stated that they were not. If the fire danger is high in the area then they will have to use small stoves instead of the fire pits.

Doug made a motion to move CUP #1100-05 Outback Therapeutic Expeditions (Alan & Elizabeth Mitchell) to the next public meeting. The motion was seconded by Marlene. All concurred.

2. **CUP #263-00 Lime-A-Way – (Meteorological Tower):**
Nicole explained that this permit would be to install a 100 meter tower to collect meteorological data needed for an air permit for a proposed cement plant. Nicole explained where this tower would be located in Tooele County. Nicole explained that this permit was brought before the commission for the height issue. Staff does not have any problems with this permit. Tim asked if there would be a beacon placed on top of the tower. Drew Downs explained that they have received a permit from the FAA and they have to place a beacon on top of the tower.

Sharon made a motion to move CUP #263-00 Lime-A-Way – (Meteorological Tower) to the next public meeting. The motion was seconded by Doug. All concurred.

3. **CUP #1142-05 Dallin & Lindsay Park (Preschool located in Stansbury Park):**
Nicole explained the facts of this application. The commission was also showed where

the property was located in the Stansbury area. Nicole explained the conditions that were typically attached to this type of permit. Lindsay Park stated that she has thirteen students enrolled. She has worked for the Jordan School district and she would like to open a preschool in her home. She stated that she did have her CPR, and First Aid certificates. Lindsay explained to the commission what her agenda would be for the class sessions. Lindsay explained that she did have a food handler's permit also. Doug stated that he would like to move on the conditions that staff went over with the commission.

Doug made a motion to move CUP #1142-05 Dallin & Lindsay Park (Preschool located in Stansbury Park to the next public meeting. The motion was seconded by Sharon. All concurred.

4. **CUP #1147-05 Geneva Rock Products (Quarry operation and concrete batch):**

Nicole explained to the commission what the applicant would like to do with this permit. Nicole also went over the requirements that the applicant must do for a quarry. The layout of this proposed operation was explained to the commission. The applicant stated that they will have two phases for this project, one will be fifty acres and the other one seventy acres. Nicole explained that the engineering office had not received everything for this application and explained what was missing. Nicole explained that Grantsville will supply the water for this project. Nicole also explained that there are problems with the access from SR-138 for this operation. Nicole showed the commission pictures of SR 138 and what access problems this project may have. Nicole stated that the county would like them to construct a new road for this project. Doug stated that he would not like to limit the applicant on where the road should be. Nicole stated that she is looking out for the safety of the public. Tony Kristofferson stated that he thought that the existing road would already be the access road. Tony stated that he had submitted the missing documents when he turned in the application but he can resubmit them if they need to. Nicole explained that some of the missing documents would answer some of the questions that have been brought up. Tony explained how Geneva would extract the rock from the mountain. Nicole explained that in three weeks we can have everything addressed except possibly the road. The applicant needs to contact UDOT to start there road access permit process.

Doug made a motion to move CUP #1147-05 Geneva Rock Products (Quarry operation and concrete batch) to the next public meeting pending the information that it needed. The motion was seconded by Sharon. All concurred.

Doug made a motion to close the work meeting and reopen the public meeting. The motion was seconded by Bill. The public meeting reopened at 8:20 p.m.

Sharon made a motion to approve CUP #1100-05 Outback Therapeutic Expeditions (Alan & Elizabeth Mitchell) with the conditions as presented by staff. The motion was seconded by Doug.

Verbal Roll Call:

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

Sharon made a motion to approve CUP #263-00 Lime-A-Way – (Meteorological Tower) with the conditions as presented by staff. The motion was seconded by Doug.

Verbal Roll Call:

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

Sharon made a motion to approve CUP #1142-05 Dallin & Lindsay Park (Preschool located in Stansbury Park) with the conditions as presented by staff. The motion was seconded by Bill.

Verbal Roll Call:

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

Sharon made a motion to close the public meeting and reopen the work meeting. The motion was seconded by Doug. The work meeting reopened at 8:22 p.m.

5. PUD #1014-05 Leucadia-Stansbury Park Gateway Commercial 3C Amended:

Nicole explained that this property was located in the Stansbury area. Nicole explained what was located on the surrounding land. Nicole stated that the remainder of land for this property will be made into two different lots. Craig asked if there would be a double access into this property. Nicole stated that there would not. Nicole explained that this property is very simple and everything is in place.

Doug made a motion to move PUD #1014-05 Leucadia-Stansbury Park Gateway Commercial 3C Amended to a public hearing. The motion was seconded by Sharon. All concurred.

6. AMD to PUD #0011-02 Master Plan for Parcel Nine:

Nicole explained the master plan for parcel nine as it appeared today. Leucadia has submitted plans to change the master plan because of the development in the area. There are changes in density that Leucadia would like to make. Nicole showed the commission how the Stansbury area looks with all of the growth in the area. Nicole explained the changes that Leucadia would like to do with this amendment. Nicole explained what the net effect of this change would do for the area, which would be more open space. Craig asked if the roads in the area would have to realign. Nicole stated that UDOT will make that decision. Jim Ward stated that the service agency is frowning on the wet lands in the area. They have other needs other than more wet lands. Jim stated that this wet land would be placed on Charley Warr's property leaving this as dry land. Jim stated that the zone request will come forward in a few weeks, and it will only deal with three parcels. Jim stated that they may reshape the design of the park where the wetlands were located.

Doug made a motion to move AMD to PUD #001-02 Master Plan for Parcel Nine to a public hearing. The motion was seconded by Craig All concurred.

Other Business:

Nicole explained that she visited the landfill today and found out that they were getting

ready to open on Tuesday. Nicole stated that before they were to open the operation plan needed to be reviewed by the commission. Kurt Treece stated that they thought that it was a working document and it needs to be submitted and reviewed. Kurt Treece explained that it had been submitted to DEQ and the health department. Kurt Treece stated that the plan has been adopted by DEQ and it is in compliance with them. Kurt stated that they would like to be allowed to begin operation and have the planning commission review the working document and if there is a problem contact them. Nicole stated that the commission can not vote on this but you can make a decision to allow them to operate or not. The commission decided to allow them to begin operation. The commission would like to visit the site.

Adjournment:

Doug made a motion to adjourn the work meeting. This motion was seconded by Sharon. The work meeting adjourned at 9:10 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission