

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

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**PUBLIC MEETING**

**September 7, 2005**

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

***Roll Call / Members in attendance:***

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

***Staff:***

Richard Clark Mary Dixon

**1. Approval of meeting minutes from August 17, 2005:**

Doug made a motion to approve the meeting minutes from August 17, 2005. The motion was seconded by Craig. All concurred.

**PUBLIC HEARING:**

**1. SUB #1010-05 Landslide Estates (Preliminary Phase):**

This subdivision will be located in the Lakepoint area. It is currently zoned RR-1. Lot one will be divided into four lots. There is an existing canal that runs across lot four. Lot four will have three access points. There is an existing well on lot two. The public sewage system will be serviced by Lakepoint Improvement District. Sharon asked is the well will serve all the lots. Richard explained that the lot owners will drill their own wells. John Gollaher explained that they do have enough water rights and water in the area to drill the wells. Bill stated that he feels like the plan for this subdivision is what the people in Lakepoint want.

Doug made a motion to approve SUB #1010-05 Landslide Estates (Preliminary Phase). The motion was seconded by Marlene.

Verbal Roll Call:

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

**2. PUD #1014-05 Gateway Neighborhood Commercial 3C (Preliminary Phase):**

Richard explained to the commission where this development would be located in the Stansbury Park area. Richard explained that this development would be a two lot development. Jim Ward asked the commission to table this item until some boundary descriptions could be worked out.

Marlene made a motion to table PUD #1014-05 Gateway Neighborhood Commercial 3C (Preliminary Phase). The motion was seconded by Tim. All concurred.

3. **PUD #003-99 Country Crossing 2B Plat 7 (Preliminary Phase):**

This development will be located off from Bates Canyon road in Stansbury Park. There will be 3 one acre lots. This development is part of the master plan for this area and it is the last part of this phase. The set backs will be the RR-1 set backs. 30 feet in the front, 30 feet in the rear, and 15 feet on each side. Sharon asked if this phase would have fencing. Jim Ward stated that he didn't know of any fencing except the fence that was already in the back of this phase. Jim Ward explained that the street was made wider in front of the school and the intersection to accommodate the school bus traffic in the area. Marlene made a motion to approve PUD #1014-05 PUD #003-99 Country Crossing 2B Plat 7 (Preliminary Phase). The motion was seconded by Sharon.

Verbal Roll

Call:

Tim

yes Bill yes Sharon

yes Marlene yes

Doug

yes Craig yes

George yes

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

Richard explained that this development was owned by Leucadia, and it has gone through quite a few changes. Jim Ward stated that there were 1,050 homes and also some commercial property in this development. Jim Ward explained that Leucadia would like a rezone of some of the property located in this development. Jim Ward explained that the big issue in this development is the park, they have visited several facilities in regard to parks. Jim Ward explained that the park is located in a wetland area. The commission asked staff what Leucadia was amending with this amendment. Richard explained that this would have light industrial and an expansion of the R-M area. Doug stated that these types of developments with the different sized lots gives everyone a choice. Bill asked if young couples would be able to afford the homes in this development. Jim Ward stated that they would be able to. Jim explained that the lot sizes in the proposed R-1-8 zone would not necessarily meet the R-1-8 requirements since it would be an R-1-8 planned unit development.

Doug made a motion to move AMD to PUD #0011-02 Master Plan for Parcel Nine to the next public meeting. The motion was seconded by Bill. All concurred.

Sharon made a motion to adjourn the Public Hearing. The motion was seconded by Doug. The Public Hearing adjourned at 7:50 p.m.

**APPROVAL:**

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**Chairperson, Tooele County Planning Commission**

**1. CUP #1149-05 Ensign Ranches (Ranch Hand Housing):**

This ranch already has a conditional use permit for the same use however it is located on a different parcel, so they need another permit for the same thing on a different parcel. This permit will be located on the Ensign Ranch and would cover 3 acres of the 520 acres in this particular parcel. Ranch hand housing is allowed in the MU-40 zone with a conditional use permit. Carl Wall explained that this permit will be for a bunk house for ranch hands. The housing will be for seasonal help and winter housing. There is already water and electrical service to this site.

Sharon made a motion to move CUP #1149-05 Ensign Ranches (Ranch Hand Housing) to the next public meeting. The motion was seconded by Bill. All concurred.

**2. PUD #1016-05 Bonneville Builders (Stansbury Shopping Center):**

This development will be located in the south west corner of Village Blvd. and State Road 36. Richard showed the commission a site plan of the center that would be built and how it would be built out. Pascal Meyer the architect for Bonneville Builders explained in more detail how the facility would be built out. Pascal Meyer explained that this development would be done in three different phases. Tim asked if there were enough parking stalls. Richard stated that the parking does meet the county ordinance. Pascal Meyer stated that they have tried to maximize the entire lot, and the buildings would be built on the demand for them. Bill asked how large the entrances would be. Pascal Meyer stated that they were possibly 40 feet. Pascal Meyer stated that there would possibly be a right in and right out only. Sharon asked about landscaping. Pascal Meyer explained that they will do the landscaping to meet the Tooele County ordinance. Craig asked about drainage. Pascal Meyer explained that it would be handled on site. Doug asked if the entrance would be lined up with the current street. Pascal Meyer stated that it would be lined up with the existing intersection.

Sharon made a motion to move PUD #1016-05 Bonneville Builders (Stansbury Shopping Center) to a public meeting. The motion was seconded by Doug. All concurred.

Sharon made a motion to close the work meeting and reopen the public meeting. The motion was seconded by Doug. The public meeting reopened at 8:05 p.m.

Sharon made a motion to approve CUP #1149-05 Ensign Ranches (Ranch Hand Housing). The motion was seconded by Doug.

Verbal Roll Call:

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

Doug made a motion to close the public meeting and reopen the work meeting. The motion was seconded by Sharon. The public meeting closed at 8:12 p.m.

**3. REZ #1010-05 Leucadia Financial Corp. RM-15 to RM-7 –MD to R-1-8:**

Richard explained briefly what Leucadia would like to do. Chris from Ivory homes explained briefly what they would like to do with this rezone and new layout. He showed the commission two different town home designs that they would like to build. Chris explained that the plan can be modified if it needs to be. Sharon explained that with the homes so close to the Benson Grist Mill what was the developer going to do with the homes to not take away from the mill. Chris explained that they will be looking at homes and possibly some fencing. Craig asked if the landscaping would be handled by an association. Chris stated that was correct. Chris explained that the backyards are not segregated and will be one big yard. Chris stated that he does have some other layouts that he would like to present to the commission. Chris explained what the other layouts might be. They would like the RM-7 zoning to having larger lots. Doug stated that he feels good about the zone change. The commission asked if they were set with the 350 units. Chris stated that they were not. Craig asked about parking and visitor parking. This issue needs to be addressed. Sharon asked about the size of the park and possibly putting in another one. Chris stated that with the layout of the project and the style of the home it would create a park like atmosphere. Chris stated that there would be more green space and the parking requirements will be met. Chris stated that if the commission does not like the new plan they will come back with a concept plan. The commission would like the issues of lot sizes, larger parking areas and larger roads addressed. Benson Whitney of Richmond American explained why they would like this area rezoned. Benson stated that with this zoning change there would be a great diversity in the Stansbury area with the zoning. Benson explained that the area he is interested in should be considered in tandem with the 28 acre park, thus, even though the lots sizes are smaller, the density is maintained.

Doug made a motion to move REZ #1010-05 Leucadia Financial Corp. RM-15 to RM-7 –MD to R-1-8 to a public hearing. The motion was seconded by Craig. All concurred.

**4. CUP #1160-05 Paul Davidson (Home wind generator):**

This item was tabled prior to the meeting the applicant called and stated that he would be out of town and would like this placed on September 21<sup>st</sup> agenda.

**Adjournment:**

With no further comments Doug made a motion to adjourn the work meeting. The motion was seconded by Bill. All concurred. The work meeting adjourned at 9:10 p.m.