

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

PUBLIC MEETING

September 21, 2005

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

Roll Call / Members in attendance:

George Mattena Bill Bergener Sharon Grgich
Tim Booth Craig Anderson

Staff:

Nicole Cline Richard Clark Mary Dixon

1. Approval of meeting minutes from September 7, 2005:

Bill made a motion to approve the meeting minutes from September 7, 2005. The motion was seconded by Sharon. All concurred.

2. AMD CUP #059-03 Wasatch Regional Landfill Inc. Operations Plan:

Nicole explained that the original amendment was approved earlier the commission is only approving the operations plan tonight.

Sharon made a motion to approve AMD CUP #059-03 Wasatch Regional Landfill Inc. operation plan. he motion was seconded by Tim.

Verbal Roll Call:

Bill yes Sharon yes Tim yes George yes

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

Nicole explained that this item was on the last work meeting. It is a three acre parcel located in the Stansbury area. The commission was shown how the development would be laid out and how the developer would like to landscape the development. The elevation levels of the buildings were also explained to the commission. Staff has reviewed this and they do not have a problem with it. The drainage plan has been submitted and also the traffic study. Bill asked about trucks servicing the development. Nicole stated that she didn't see a problem with the trucks entering on the parcel of ground. Sharon asked what type of businesses would be located in this development. Pascal stated that it would be commercial.

Sharon made a motion to approve PUD #1016-05 Bonneville Builders (Stansbury Shopping Center). The motion was seconded by Tim.

Verbal Roll Call:

Tim yes Bill yes Sharon yes George yes

Craig Anderson arrived at 7:11 pm

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

Nicole explained that this amendment had been before the commission at the last work meeting. The changes were explained to the commission. There would be fewer lots, more open space and less land made into roads. Nicole stated that staff had reviewed the changes and they do not have a problem with it. The commission asked about a school being placed in the area. Nicole explained that the elementary school was already there and a new Junior High will start possibly in 2009. George asked if most people liked this type of layout. Nicole stated that they do. Sharon asked if a cemetery was considered open space. Nicole stated that it was and they are looking for someone to manage the cemetery, possibly a service district. The commission stated that they had some concerns with this concept. Nicole explained that it is everything that the commission had asked for. Sharon stated that she thought that the people of Stansbury wanted more open space. The commission asked about a development agreement. Nicole stated that it had already been started. Craig asked if there would be curb and gutter. Nicole stated that there would be. There will be no on street parking there will be off street parking spaces for people to park. The single family residents will have road parking. Craig stated that a concept plan shows the basic layout plan. Nicole stated that was correct.

Bill made a motion to approve AMD to PUD #0011-02 Master Plan for Parcel Nine. The motion was seconded by Tim.

Verbal Roll Call:

Bill yes Tim yes Sharon yes Craig yes George yes

Sharon made a motion to close the public meeting and open the public hearing. The motion was seconded by Bill. The public hearing opened at 7:44 pm.

PUBLIC HEARING:

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

This rezone will be located in the Parcel Nine development located in the Stansbury area that was just presented to the commission. Nicole asked Jim Ward if he would like to include the lot for the school in this rezone. Jim Ward stated that he could not give staff a correct legal right now for the lot so he would not like it included. Jim Ward stated that the school board is about 2 to 3 years out from building this school. Jim Ward explained that this development would be a PUD with an R-1-8 zone with clustering. Wade Hadlock stated that he would like to see the zoning for this parcel a little higher. He also asked why this development could not be zoned all at once. Nicole explained that each parcel of ground needs to be surveyed for a correct legal therefore we can't zone it all at once. Sharon stated that with the development agreement we can hold the developer to what was approved in the beginning. Wade Hadlock stated that he would like to see the lots larger also. Jim Ward explained what the plans were for this development with the new master plan and rezone. Benson Whitney asked the commission to go and look at their development on Picket Lane they do this type of zoning for different needs of people. Susan Unrich stated that she owns a small lot and the meeting last week with the commissioner the people did not want the smaller lots. She would like the commission to

consider larger lots. George explained how the commission works in regard to the developer and the county. Benson Whitney explained how the lots had been selling in the Stansbury area and they seem to be selling at the same pace. Mr. Watts asked why this was not shown at the meeting last week. Nicole explained that the commissioners did not want to show any type of devolvement at that meeting. Mr. Watts stated that he would also like the bigger lots. Benson Whitney stated that all of the lots in the developments are different sizes. Gary Ziser stated that the service agency is excited about this development. They are excited about the access that they will have into the neighborhood. Gary Ziser explained the lay out of the park. Gary Ziser stated that the open space in this development is all that they need. Sharon asked where SR-138 ran. Nicole explained where it now ran and where they would like it to run in the future.

Sharon made a motion to recommend approval of REZ #1010-05 Leucadia Financial Corp. RM-15 to RM-7 – MD to R-1-8. The motion was seconded by Tim.

Verbal Roll Call:

Craig yes Tim yes Sharon yes Bill yes George yes

Adjournment:

With no further comments Sharon made a motion to adjourn the public hearing. The motion was seconded by Bill. All members concurred. The public hearing adjourned at 8:25 p.m.

APPROVAL: _____

Chairperson, Tooele County Planning Commission

1. PUD #1007-04 Stansbury Place Phase 1 (Preliminary):

Nicole explained that phase one would be located in the south end of this development. This phase will tie into the existing roads in the area. According to the development agreement phase one will include 50.29 acres of land. Staff has reviewed this preliminary plan and all of the corrections that needed to be made have been made, we do not have a problem with it. Craig asked if the homes in this phase would be slab on base. Dick Moffat stated that some homes would have basements.

Tim made a motion to move PUD #1007-04 Stansbury Place Phase 1 (Preliminary) to the next public meeting. The motion was seconded by Bill. All concurred.

2. CUP #1160-05 Paul Davidson (Home Wind Generator):

The location for this permit will be in the Lake Point area. Richard showed the commission a picture of the wind generator and explained that the height would not be an issue. This type of operation would be permitted in the RR-1 zoning district with a permit. Paul Davidson stated that he became interested in this a few months ago and would like to be a little more self efficient. He would like to use this as backup power for his well. Paul Davidson stated that wind power is the cheapest power that you can do.

George asked if you can store the power. Paul Davidson stated that you can add a power storage unit. Paul Davidson explained that you will have to get a converter to convert this power.

Sharon made a motion to move CUP #1160-05 Paul Davidson (Home Wind Generator) to the next public meeting. The motion was seconded by Bill. All concurred.

3. AMD to CUP #1081-04 Beehive Telephone – Construction of new office facility:

The location of this new office building was explained to the commission. In the original permit it states that any future buildings must be consistent in appearance with single-family residential structures; and all future expansion of existing buildings or construction of new buildings will require an amendment to this permit prior to the issuance of building permits. The commission was shown what the new building would look like. The elevation of the building was also explained to the commission. Nicole stated that staff has met with the applicant and had suggested some changes. The applicant has made the changes; staff does not have a problem with this.

Bill made a motion to move AMD to CUP #1081-04 Beehive Telephone-Construction of a new office facility to the next public meeting. The motion was seconded by Sharon. All concurred.

Sharon made a motion to close the work meeting and reopen the public meeting. The motion was seconded by Tim. All members concurred. The public meeting reopened at 8:45 pm.

Sharon made a motion to approve Stansbury Place Phase 1 (Preliminary). The motion was seconded by Bill.

Verbal Roll Call:

Craig yes Bill yes Tim yes Sharon yes George yes

Bill made a motion to approve CUP #1160-05 Paul Davidson (Home Wind Generator). The motion was seconded by Sharon.

Verbal Roll Call:

Sharon yes Craig yes Tim yes Bill yes George yes

Sharon made a motion to approve AMD to CUP #1081-04 Beehive Telephone – Construction of new office facility. The motion was seconded by Bill.

Verbal Roll Call:

Tim yes Bill yes Sharon yes Craig yes George yes

Adjournment:

With no further comments Sharon made a motion to adjourn the public meeting. The motion was seconded by Bill. All concurred. The public meeting adjourned at 9:05 p.m.

APPROVAL: _____
Chairperson, Tooele County Planning Commission