

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

PUBLIC MEETING

November 16, 2005

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

Roll Call / Members in attendance:

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

Staff:

Richard Clark, Mary Dixon

1. Approval of meeting minutes from November 2, 2005:

Sharon made a motion to approve the meeting minutes from November 2, 2005. The motion was seconded by Tim. All concurred.

2. CUP #1147-05 Geneva Rock Products:

Richard explained that the applicant has failed to get the information needed to complete this application. Therefore staff asked that this permit be denied.

Sharon made a motion to deny CUP #1147-05 Geneva Rock Products for failure to complete the application, and supply information in a timely manner. The motion was seconded by Tim.

Verbal Roll Call:

Doug yes Sharon yes Marlene yes

Tim yes Craig yes George yes

Adjournment:

With no further comments Sharon made a motion to adjourn the public meeting. The motion was seconded by Tim. All concurred. The public meeting adjourned at 7:04 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission

1. **REZ #1011-05 Dave Dominguez MU-40 to MG-EX Sec 8 & 9 T4S R5W:**

Richard explained that this application is for approval of a zone change from MU-40 to MG-EX, for the purpose of mineral extraction. It is located in SEC 8 & 9 T4S R5W adjacent to the south boundary of Tooele Army Depot. Parcels 6-16-12 and 6-15-3. Richard explained that we had received two comments in regard to this rezone. Gerald Bertagnole, owner of adjoining lands to the east of the proposed MG-EX zone, stated that he has no problems with the application. Kenneth Hansen, owner of property to the east of Bertagnole, provided comments against the application, based on the argument that there is no road accessing the applicant's property. He states that there is no road near the Tooele Army Depot boundary as claimed by the applicant. Richard stated that the property is 213 acres of fairly level ground with rocky soil covered with sparse natural prairie grasses and sages. The land is isolated with no habitation or other commercial use except an existing gravel operation to the east. Richard stated that the applicant stated that a well might have to be put in. The applicant plans no storm water detention other than the pit itself. Richard explained that the applicant stated that there is no significant traffic in the area currently. The applicant did not submit a detailed traffic study as required in chapter 3-9-2. Doug stated that he thought that there was a prescriptive use road in the area. Tim stated that he only knew of a fire break road. Doug asked how the applicant got to the property now. Gerald Bertagnole stated that there was an old road in the area about ten years ago; however they found that it was off line and they closed it. Gerald Bertagnole stated that he accesses his property through Kenneth Hansen's property; they also access their property from the Mormon Trail road. Marlene asked if Mr. Bertagnole would allow the applicant to cross his property to access his property. George stated that we need to know that the applicant will have access to the property in the future also. Bill Bertagnole stated that their land would be impacted by this operation; they raise livestock in the area. Bill Bertagnole stated that the issue with the road needs to be addressed before this is approved. Gary Buhler, Attorney for the land owner, showed the commission an aerial picture of the area that showed where the property was located in the area. Mr. Buhler stated that there is a Tooele County surveying monument that sits under the fence for the army depot. Mr. Buhler stated that there is a paved road in the area and it is private. Mr. Buhler explained the layout of the property. Mr. Buhler stated that if the road has been used for a prescriptive use then the use should be continued. Marlene asked if the traffic could pass on the road. Mr. Buhler stated that this road can be used for trucks. Mr. Buhler stated that this area is the correct area for this type of zone. Doug wondered if there is a prescriptive use road, or is there not? George stated that we need to have this taken care of when the conditional use permit comes before us. Mr. Buhler stated that there are many questions that need to be answered for the issuance of a permit to operate a gravel pit. Mr. Buhler stated that there is a legal right of way because of section corner lines. Doug stated that the commission possibly would need to know how many trucks were coming from the area. George asked if the traffic study is required for a rezone. Richard stated that they have to have one. Doug stated that he would like to see that study also.

Doug made a motion to table REZ #1011-05 Dave Dominguez MU-40 to MG-EX Sec 8 & 9 T4S R5W until such time that the traffic study if submitted to the engineering department. The motion was seconded by Tim. 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 8:53 p.m.

WORK MEETING

1. CUP #1184-05 Metal Queen Restoration Project / Utah Therapeutic Riding Foundation:

Richard stated that the applicant phoned and would like this item tabled so that he can gather more information.

Sharon made a motion to table CUP #1184-05 Metal Queen Restoration Project / Utah Therapeutic Riding Foundation to the next work meeting The motion was seconded by Tim All concurred.

2. CUP #1187-05 Tasco Engineering (Wind Monitoring Tower Station):

Richard explained to the commission where this station would be located in the Tooele County area. Richard explained briefly what the applicant would like to do. Gary Tassainer explained that this project had not been abandoned they have been working out some land problems. Gary explained that in 2002 they were given a permit for 180 wind turbines, and five monitoring towers. Gary explained that this parcel of ground was left out of the previous permit. Gary explained that they need to erect two more monitoring towers. They would also like to put up wind towers here also. Gary stated that there will be fewer wind mills but they will be bigger.

Doug made a motion to move CUP #1187-05 Tasco Engineering (Wind Monitoring Tower Station) to the next public meeting. 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 Sharon. All concurred. The work meeting closed and the public meeting reopened at 8:00 p.m.

Doug made a motion to approve CUP #1187-05 Tasco Engineering (Wind Monitoring Tower Station), and also to include wind turbines. The motion was seconded by Sharon.

Verbal Roll Call:

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

Adjournment:

With no further comments Doug made a motion to adjourn the work meeting. The motion was seconded by Sharon. All concurred. The public meeting adjourned at 8:05 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission