

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

PUBLIC MEETING

March 15, 2006

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

Roll Call / Members in attendance:

Sharon Grgich Bill Hogan Doug Atkin Tim Booth
George Mattena Craig Anderson Bill Bergner

Staff:

Nicole Cline Kent Page Richard Clark Mary Dixon

1. Approval of meeting minutes from March 1, 2006:

Bill made a motion to approve the meeting minutes from March 1 2006. The motion was seconded by Sharon. All concurred.

With no further comments Sharon made a motion to adjourn the public meeting and open the work meeting. The motion was seconded by Doug. All concurred. The public meeting adjourned at 7:03 p.m.

WORK MEETING:

1. Education on CUP evaluation sheet:

Nicole explained how this form is to be used in evaluating a cup application and why we need to use them.

2. CUP #1210-06 Richard & Patricia Wheeler (Home Occupation):

The property where this home occupation would be located is on the south end of Stockton city. They are located in an RR-10 zone. The applicant is requesting to weld and paint wrought iron railings and similar items. This could be a home occupation; however they would like to expand it in the future from being just inside the home. The layout of the property was explained to the commission. The applicant would like to do work in the attached garage of the residence. Looking into the future the applicant has discussed the potential of building a separate workshop for the wrought iron work. George asked if the applicant would weld and paint in the garage. Richard Wheeler explained that they would be using a wire welder and the welding and painting would be done at separate times. Doug asked if there would be a fire issue with this operation. Richard Wheeler stated that there are two exhaust fans in the garage, and there is also a wall between where the paint would be stored and welding would be done. Craig asked how much paint the applicant would be storing. Richard Wheeler stated that their supplier is Valley Paints out of Salt Lake, and they would have three gallons of white, black, and gray paint at a time. Tim asked if this property could be inspected by the fire marshal and the building inspector.

Nicole stated that would be fine. Richard Wheeler explained that all of the clean up is contained and disposed of properly. The commission asked about insurance and the liability to the community. Richard Wheeler stated that they do have insurance for this occupation. Bill Hogan asked if there would be any signs. Richard Wheeler stated that there would not be any signs. George asked how late they would be working. Richard Wheeler stated that they would not be late probably not past 6:00 p.m. The commission would like the building inspector and the fire marshal to inspect the property. Patty Wheeler asked if they could store the paint in a different building. The commission stated that they would like the fire marshal to look at the property and determine that. George stated that the items that the commission has asked the applicant to do is not unreasonable and this should help the applicant also.

Tim made a motion to table CUP #1210-06 Richard & Patricia Wheeler (Home Occupation) until the building inspector and the fire marshal have inspected the property and made a recommendation. The motion was seconded by Doug. All concurred.

3. PUD #015-02 Lakeside 6 (Design Phase):

The location and layout of this development was explained to the commission. Richard explained that this phase of the development will tie into existing roads in the area. Benson explained that this phase will also tie into two connection points with the Boyer development. Benson explained to the commission why it had taken so long to get to this phase of the development. Benson explained that this is one of the last phases for this area in Stansbury Park.

Doug made a motion to table PUD #015-02 Lakeside 6 (Design Phase) and schedule a public hearing when complete. The motion was seconded by Bill. All concurred.

4. PUD #015-02 Lakeside 12 (Design Phase):

Sharon made a motion to table PUD #015-02 Lakeside 12 (Design Phase) and schedule a public hearing when complete. The motion was seconded by Doug. All concurred.

Adjournment:

With no further comments Sharon made a motion to adjourn the work meeting. The motion was seconded by Bill. All concurred. The work meeting adjourned at 8:10 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission