

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

PUBLIC MEETING

April 5, 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:

Richard Clark Kent Page Mary Dixon

1. Approval of meeting minutes from March 15, 2006:

Doug made a motion to approve the meeting minutes from March 15, 2006. The motion was seconded by Tim. 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 7:01 p.m.

WORK MEETING:

1. AMZ #1027-06 Amendment to Land Use Ordinance matrix to allow for impound lots:

Richard explained where this property was located in the Lakepoint area. The owners have had a business located on this lot for quite a few years and manage an impound lot for many different agencies. Richard explained that some of the vehicles are impound and placed on this lot and others are towed there for mechanical problems. Richard explained that after the owners have received clearance from the agencies then they are sold or scrapped. The business does have a state license and they have a county business license. Richard explained what the Lakepoint General Plan stated in regard to this type of business in the area. The policy of this Plan is to focus appropriate commercial development into limited designated locations. The most suitable commercial locations in Lake Point are those areas located near the I-80 interchange for highway commercial and on the west side of Highway 36 for light industrial, and the east side between Sunset Road and Canyon Road for commercial development that is compatible with residential uses. The commercial uses closest to the freeway interchanges should be those businesses that serve the traveling public. These would include, but are not limited to, fast food, convenience stores, truck stops, gas stations, tire stores, automotive and truck repair and service, etc. Most of the traffic generated by these businesses should not impact the residential, industrial and commercial areas of Lake Point. James Dennis stated that they have thirty vehicles on the lot that have been abandoned and he is trying to get the titles

so that he can scrap them. Dennis explained that he also has wrecked vehicles that he holds until the insurance company notifies them. Richard explained that this impound lot is currently in a C-H zone and the zone does not allow for impound lots, nor are they allowed in any other zone. In the M-G zone, the county allows for junk yards. Richard pointed out two things for the commission to consider: 1) The location is the gateway to Tooele County, and 2) There is a residence close by. George stated that you really could not see this lot from the highway. James Dennis stated that when they bought the lot there was an impound lot already there and that Cheshire's and Sons had one at the same location. James Dennis stated that he has leased this for eight years and the impound lot has been there at least ten years. George asked how long the state license has been in place. Richard stated that he did not know. Sharon asked if this would be a grandfathered use. Ricahrd stated that it would not. Doug stated that the conditional use permit that was issued states that the impound lot is not allowed. Doug stated that we need to allow for impound lots in the county and what would be the appropriate zone. Craig stated that if a service station, auto repair is allowed in the zone then a impound lot should be allowed. Doug stated that he feels like a junk yard should be in the MG zone. The commission asked why the applicant got a letter. Richard stated that staff received a complaint. Craig stated that possibly we need to limit the size of the lot and screen it depending on the location. George stated that with this being in the C-H zone it would limit where it could be located. James Dennis stated that this is the only Triple AAA lot in the county. The commission asked staff to draft an ordinance change. Richard asked if the commission wanted it drafted for the M-G zone too. The commission said no!

Sharon made a motion to table AMZ #1027-06 Amendment to Land Use Ordinance matrix to allow for impound lots until the next meeting to allow staff to draft an amendment to allow for impound lots in the C-H zone and include the size of the lot and how long a car could be there. The motion was seconded by Doug. All concurred.

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

At the last meeting the commission asked staff to go back and get more information about the building code issues and the fire code. Richard explained that the fire marshal did not have a problem with the amount of paint that Mr. Wheeler wanted to store. The commission was shown a picture of the layout of the garage where the work would be done. Richard stated that the building inspector has investigated and reports that the paint booth will require a wall rated for a two-hour fire block to be between the garage and the living portions of the home. There is a fire extinguisher however, that is not enough they need the two-hour wall separation. Richard stated that the commission can approve this with the condition that Mr. Wheeler puts up the two-hour firewall. Richard Wheeler asked is someone else had to do what the commission was asking him to do. He stated that he spoke to the inspector and told him what he planned on doing in the garage. Mr. Wheeler explained that he has insulation board behind the sheetrock and that should be sufficient. Mr. Wheeler stated that if he has to he would move the operation outside or take it to his son's house that is in the Stockton city limits. Mr. Wheeler stated that he does auto repair in his garage until late at night so if there is a fire in the garage then he will know about it. Sharon stated that some conditional use permits we have issued for mechanic work has material that is more flammable than Mr. Wheeler has. Doug stated that he feels like we should issue the permit and Mr. Wheeler needs to meet the fire code.

Meet current building code or move outside. In addition, the hours of operation should be 8 a.m. to 8 p.m.

Doug made a motion to move CUP #1210-06 Richard & Patricia Wheeler (Home Occupation) 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 Doug. All concurred. The public meeting reopened at 7:59 p.m.

Sharon made a motion to approve CUP #1210-06 Richard & Patricia Wheeler (Home Occupation) with the following conditions, if Mr. Wheeler is inside the garage he must meet the building code, as it has been stipulated in the report the commission received or he moves it outside, with the hours of 8:00 a.m. to 8:00 p.m. The motion was seconded by Bill.

Verbal Roll Call:

Bill H. yes Craig yes Sharon yes Doug yes Bill B. yes Tim yes George yes

Adjournment:

With no further comments, Sharon made a motion to adjourn the meeting. The motion was seconded by Doug. All concurred. The meeting adjourned at 8:02 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission