

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

PUBLIC MEETING

April 19, 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
George Mattena Craig Anderson Tim Booth

Staff:

Nicole Cline Richard Clark Kent Page Mary Dixon

1. Approval of meeting minutes from April 5, 2006:

Doug made a motion to approve the meeting minutes from April 5, 2006. The motion was seconded by Sharon. All concurred.

3. Public Hearing: (a) PUD #0015-02 Lakeside Phase 6:

The location of this development was explained to the planning commission. This development consists of 28 residential lots ranging in size from 10,114 ft² - 17, 484 ft². There are two open space lots, lot A will be a landscaping lot and lot B will be a drainage pond. Conservation easements will be placed on lots A&B. Privacy fences will be constructed on lots 601 & 628 along Village Boulevard, to be identical with other fences along Village Boulevard. All utilities will be placed underground. All signatures have been received from all of the agencies.

Doug made a motion to approve PUD #0015-02 Lakeside Phase 6. The motion was seconded by Sharon.

Verbal Roll Call:

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

(b) PUD #0015-02 Lakeside Phase 12:

The location of this development was explained to the planning commission. This development consists of 25 residential lots ranging in size from 10,043 ft² - 17, 688 ft². Privacy fences will be constructed on lots 1201, 1222, 1223 & 1225 along Village Boulevard, to be identical with other fences along Village Boulevard. All utilities will be placed underground. All signatures have been received from all of the agencies.

Sharon made a motion to approve PUD #0015-02 Lakeside Phase 12. The motion was seconded by Bill.

Verbal Roll Call:

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

(c) AMD PUD #1001-04 Old Mill at Stansbury Phase 2 Amended:

This amendment would be amending phase 2 of this development to include one lot. The new lot will be lot 236 and the developer would like to place a community center on the lot. Sharon asked if this would have to go to a public hearing. Nicole stated that it would not because there is only one owner of all of the property. Nicole stated that this would have been in phase 3 but the applicant wanted to move forward at this time. This places this one lot into phase 2 instead of phase 3.

Doug made a motion to approve AMD PUD #1001-04 Old Mill at Stansbury Phase 2 Amended adding one lot. The motion was seconded by Sharon.

Verbal Roll Call:

Tim yes Sharon yes Doug yes Sharon yes Craig no Bill H. yes George yes

WORK MEETING:

1. CUP #1215-06 Sage Ranch LLC Home Based Business (Ruth Andersen):

The request for this permit is for a home based business and accessory dwelling structure at the Sage Ranch. Buildings meet the required setback requirements. Parcel meets the required frontage, width, and lot area requirements. Typical office work (telephone, filing, faxing, and computer work) is the nature of the home based business. One 725 square feet accessory housing unit is requested. Storage of drilling equipment is in fully enclosed containers. The property is located in a RR-10 zone and is compatible with the surrounding land. The commission asked what type of business the applicant would be doing. Ruth Andersen explained that the business would be used record keeping for the blasting business. Ruth Andersen explained that all of their equipment would be kept in storage units. The commission asked what was adjoining this property. Nicole explained that there were really no structures that adjoined the property. Ruth Andersen stated that there would be 4 to 8 employees.

Doug made a motion to move CUP #1215-06 Sage Ranch LLC – Home Based Business (Ruth Andersen) to the next public meeting. The motion was seconded by Bill. All concurred

2. CUP #1218-06 Sage Ranch LLC – Storage Site for explosives:

The request for this permit would be to store explosives for construction. The explosives will be stored in an approved Class A magazine approved by the Bureau of Alcohol, Tobacco, Firearms and Explosives. The location of the magazine will meet all BATFE Table of Distances. “The purpose of the Manufacturing General (M-G) zoning districts is to provide areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. Table 17-5-3.9.h indicates that Class A, B, and C explosives are a conditional use granted by the Planning Commission in the M-G zone. The Union Pacific Railroad has an active line that terminates approximately 1,100’ from the proposed site. This measurement is calculated based on conversation with the Railroad, topography maps, the recorded section map, and personal observation from Highway 138 and the lime plant. The proposed location is next to or close to an inactive quarry. A dirt road has provided access to the quarry; the County has no record of this road. The proposed location is approximately 1,400’ to 1,600’ from Highway 138. The

proposed site is approximately 1,700' from a power substation. All adjacent property owners have been notified by letter about this application. The Engineering Department has received one call against this application. BATFE inspects the location of explosives in relation to inhabited buildings, public highways, and passenger railways. BATFE will require separation distances from these structures based on quantity of explosives and whether the magazine is contained within a barricade or not. BATFE distance requirements are maximum separation needed for protection from propelled objects and air blasts. Sharon asked if the road is being used. Nicole stated that staff is not aware of anyone. The brush will be removed from the area and the area will be fenced off. Craig asked if any roads would be blocked off. Ruth Andersen stated that they would not block any roads. Ruth Andersen explained that there would be two steel magazines 10' by 10' and they will be locked. There will also be less than 5,000 pounds of explosives stored at this site. Ruth Andersen stated that if dwellings were located in the area they would move the location. Nicole stated that possibly we need to evaluate the type of barricades proposed. Nicole explained that staff will get some more information on this item for the next meeting.

Sharon made a motion to move CUP #1218-06 Sage Ranch LLC – Storage Site for explosives to the next public meeting. The motion was seconded by Bill. Vote was five in favor and one no.

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 7:40 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission