

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

**PUBLIC MEETING**

**May 3, 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 Bill Bergener  
George Mattena Craig Anderson Tim Booth

***Staff:***

Nicole Cline Richard Clark Kent Page Cindy Coombs

**1. Approval of meeting minutes from April 19, 2006:**

Bill Hogan made a motion to approve the meeting minutes from April 19, 2006. The motion was seconded by Tim Booth. All concurred.

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

Kent reminded the planning commission of the application that was presented at the last meeting. This CUP application is for a home based business that will basically be office work along with storage of drilling equipment in a building that will be fully enclosed.

Kent added that the accessory housing unit will meet the following:

1. Compatible with the existing family dwelling (Table 15-5-3.3 b.1)
2. Subordinate to the single-family dwelling. (Table 15-5-3.3 b.2.)
3. Does not result in excessive noise, traffic or parking congestion. (Table 15-5-3.3 b.3.)
4. Compatible to adjacent properties and does not significantly impact the privacy, light, air, solar access or parking of adjacent properties. (Table 15-5-3.3 b.4)
5. Same address as the single-family dwelling (Table 15-5-3.3 b.5)
6. Adequate parking (Table 15-5-3.3 6.)
7. Same ownership as single family dwelling and owner resides principally in single family dwelling (Table 15-5-3.3 b.10,12,13)

Kent showed property location and the proposed site of the accessory structure.

Sharon made a motion to approve CUP #1215-06 Sage Ranch LLC – Home Based Business (Ruth Andersen). The motion was seconded by Doug.

Verbal Roll Call:

Doug – yes, Tim – yes, Bill Bergener – yes, Sharon – yes, Craig – yes, Bill Hogan – yes, George – yes.

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

The proposed site has been slightly changed. Explosives will contained and approved by the ATF. The proposed location is next to or close to an inactive quarry. A dirt road provides access to the quarry from the north; this dirt road dead ends into a pit.

Staff Recommendation: Grant approval of a conditional use permit for parcel 03-41-0-0019 for the storage of Class A, B, and C explosives subject to exact placement approval of the Bureau of Alcohol, Tobacco, Firearms, and Explosives and Tooele County and subject to a potential explosion not affecting any adjacent properties.

Doug made a motion to approve CUP #1218-06 Sage Ranch LLC – Storage Site for explosives with staff recommendations and the additional condition that a locked fence be placed around the magazines. The motion was seconded by Bill Bergener.

Verbal Roll Call:

Sharon – yes, Craig – yes, Doug – yes, Tim – yes, Bill Hogan – yes, Bill Bergener – yes, George - yes

**4. PUD #0015-02 Lakeside Phase 6 Final Plat:**

Richard stated after the last meeting where this applicant was approved for preliminary plat, they came right in and applied for final plat approval.

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

Verbal Roll Call:

Tim – yes, Bill Bergener – yes, Doug – yes, Sharon – yes, Craig – yes, Bill Hogan – yes, George - yes

**5. PUD #0015-02 Lakeside Phase 12 Final Plat:**

The preliminary plat was approved on April 19, 2006 and final was applied for the next day. All lots are over 10,000 square feet.

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

Verbal Roll Call:

Craig – yes, Bill Bergener – yes, Tim – yes, Sharon – yes, Bill Hogan – yes, Doug Atkin – yes, George - yes

**Adjournment:**

With no further comments, Sharon made a motion to adjoin the public meeting. The motion was seconded by Doug All concurred. The public meeting adjourned at 7:22 p.m.

**APPROVAL:**

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Chairperson, Tooele County Planning Commission

**1. AMZ #1014-06 Toplift zoning map amendment for certain lands within Sections 3, 4, 5, 8 & 9 T8S, R3W SLB&M from MU-40 to MG-EX:**

Nicole showed the location of where this proposed re-zone will be. The adjoining properties are owned by BLM, State Trust Lands and the Fitzgerald family. There are patented mining claims located on this particular site and a map was shown of the transportation routes used currently. There is a proposed power line that will be run and there is a potential of a rail line that may also be added. There is an existing quarry located on the site that is operating with a current CUP. The county road that runs to the west of the site is an old railroad bed and is dirt and gravel. No utilities are at the site currently. At this point, the non-residential building would be approximately 300,000 square feet. Water will either be obtained by a well or will be trucked in.

Doug made a motion to move AMZ #1014-06 Toplift zoning map amendment for certain lands within Sections 3, 4, 5, 8 & 9 T8S, R3W SLB & MU-40 to MG-EX to a public hearing. The motion was seconded by Bill Bergener. All concurred

**2. Request from Karina Bassett to address the commission:**

Karina is requesting a permit giving her permission to have more dogs than what the current ordinance allows. She owns a home that is located on a 1/3 of an acre and she has about 11 dogs now who have been rescued. No dog is over 4 lbs. Karina researched the current zoning ordinance and discovered that there is no possibility of a kennel permit within the R-1-8 zone in which she currently lives. She showed letters from her neighbors who are in support of allowing a permit for her to keep these dogs. All dogs are current with their shots and are considered members of the family. The only possibilities to allow this are to re-zone that area to RR-5 or to change the current land use ordinance. Currently there is no provision in the land use ordinance that would allow this type of permit. Questions were raised as to whether dog size or weight should be addressed in a decision as to the amount of dogs allowed. She offered to sign a letter stating she will not take in any new dogs and will only keep the current ones until they pass away. Much discussion ensued as to the pros and cons of what could be done to address this problem.

Sharon made a motion to table this request until June 3<sup>rd</sup> to allow staff the time to research and come up with possible solutions to the problem. This motion was seconded by Doug. All concurred.

**3. CUP #1213-06 Speedco (Signage):**

Kent stated that this application is for a conditional use permit to put up signage that will exceed the current height and size requirements. Kent showed the site plan and where the sign will be located. Findings of Fact:

1. Wall Signs comply w/24-8-7 -- maximum coverage of 15% of flat wall area
2. Awning Signs comply w/24-8-10 -- maximum of 15% of primary wall area and 5% of secondary wall, and copy area is  $\leq$  40% of awning area, etc.
3. Code allows 25' above nearest traffic lane of I-80 except if the location is adjacent to a freeway overpass or similar view-obscuring structure additional height may be allowed by the Planning Commission to give minimal visibility above view-obscuring structure
4. Application is for 60' height

5. Needs to be approved by the County Engineer
6. Code allows 72 square feet
7. Application requests 348 square feet

Questions were raised as to the height of the signs that are located nearby and whether this sign will be located in a position that will be visible to traffic on both I-80 and Hwy 36. Many concerns over the size of this sign and why it needed to be more than double the height allowed in the current ordinance. After much discussion it was determined that other businesses in Lake Point have signs that look like they are at the same height or greater than what this proposed sign would be.

Doug made a motion to move CUP #1213-06 Speedco (Signage) to the next public meeting. The motion was seconded by Tim. All concurred.

**Adjournment:**

With no further comments, Sharon made a motion to adjourn the meeting. The motion was seconded by Tim. All concurred. The meeting adjourned at 8:46 p.m.

Sharon made a motion to re-open the public meeting at 8:46 p.m.. This motion was seconded by Tim. All concurred.

Sharon made a motion to approve CUP #1213-06 Speedco (Signage) as applied for with a 60' sign height and 348 square foot size. This motion was seconded by Doug.

Verbal Roll Call:

Doug – yes, Tim – yes, Bill Bergener – yes, Sharon – yes, Craig – yes, Bill Hogan – 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 8:50 p.m.

**APPROVAL:**

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**Chairperson, Tooele County Planning Commission**