

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

**PUBLIC MEETING**

**June 7, 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 Kent Page Mary Dixon

**1. Approval of meeting minutes from May 3, 2006:**

Bill made a motion to approve the meeting minutes from May 3, 2006. The motion was seconded by Sharon. All concurred.

**2. PUBLIC HEARING (a) AMZ #1014-06 Toplift zoning map amendment for certain lands within Section 3,4,5,8&9 T8S, R3W SLB from MU-40 to MG-EX:**

Nicole explained where this rezone would be located in Tooele County. The commission was informed as to who the landowners were of the surrounding land. The layout of the property was explained to the commission, and the existing transportation pattern. The existing land uses in the area are the OHV 5 mile pass on BLM and grazing on both BLM and private land. There is also an existing quarry on the land but the bulk of the land is open. There is also an old cement silo located in the area. Power is planned to be routed from the east to the site. There are no other utilities that will serve the site. The most appropriate location for commercial development is within the boundaries of existing cities and towns. However, there will be some need for limited commercial development in the unincorporated areas. The types of commercial uses allowed in the unincorporated areas should be targeted to meet the specific needs of County residents or travelers, but should not be developed at the expense of existing commercial centers in incorporated towns and cities. If businesses must locate in the unincorporated county to be near needed resources they should be limited to locating in a few designated commercial or industrial locations. Industry is welcome to Tooele County in locations that are suited to both industry and which do not negatively affect other areas and amenities of the county. These locations should be advantageous for the industry, but removed from conflicting residential and commercial land uses of this industry type. At this point, the non-residential building would be approximately 300,000 square feet. There would be no residential uses on this land. The total loss to open space would be approximately 5 acres. There would be no impact to the schools with this site. Nicole stated that Mr. Fitzgerald has submitted a letter and would like his parcels of ground included in this rezone. The location of Mr. Fitzgerald's parcels of ground was explained to the commission. The layout of the area was shown to the commission as to how it would look after the rezone was in place. The commission asked if BLM had been notified about the rezone. Staff stated that they had. Staff stated that if the commission had concerns with

rezoning section 27, it can be left out. Jerry Winters asked how the rezone process worked. The process was explained to him. Jerry Fitzgerald stated that this is only a zone change and not for an operation. The commission asked if Limeaway would have to amend the conditional use permit to expand their operation. Nicole stated that was correct. Craig stated that he did not like to rezone land if the property owner did not request it. Mr. Fitzgerald outlined the property lines for the commission .

Bill made a motion to recommend approval of AMZ #1014-06 Toplift zoning map amendment for certain lands within Section 3,4,5,8 &9 T8S R3W SLB from MU-40 to MG-EX to the county commission as per staff map. The motion was seconded by Tim. Verbal Roll Call:

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

Doug made a motion to recommend approval of AMZ #1014-06 Toplift zoning map amendment for those parcels of ground asked for by the owners of land within Section 3,4,5,8 &9 T8S R3W SLB from MU-40 to MG-EX to the county commission. The motion was seconded by Craig.

Verbal Roll Call:

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

**(b)AMD PUD #1017-05 Deseret Peak Commercial:**

This planned unit development concerns land that Tooele County owns. This amendment will be to lot one on the Deseret Peak PUD. There are 196 acres included in this amendment. Craig asked who owned the land. Nicole stated that it was Tooele County. Nicole explained that there were a number of different individuals that have approached the county about using this property. Joyce Hogan asked if the property had water and other utilities. Nicole explained that they will have sewer and the county is working on water.

Doug made a motion to approve AMD PUD #1017-05 Deseret Peak Commercial. The motion was seconded by Bill B.

Verbal Roll Call:

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

**(c) AMS #1007-06 Vacating & Amending part of lot 2 Deseret Peak Sub & Deseret Peak PUD:**

Nicole explained the layout of the subdivision. With this amendment, we would be cleaning up many properties in the area that have been acquired by the county. This amendment would also align the existing roads in the area. This amendment would also eliminate some right of ways in the area.

Sharon made a motion to approve AMS #1007-06 Consolidating Vacating & Amending part of lot 2 Deseret Peak Sub & Deseret Peak PUD. The motion was seconded by Tim

Verbal Roll Call:

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

**Adjournment:**

With no further comments, Sharon made a motion to adjourn the public meeting. The motion was seconded by Doug. All concurred. The public meeting adjourned at 7:56 p.m.

**APPROVAL:**

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**Chairperson, Tooele County Planning Commission**

**WORK MEETING**

**June 7, 2006**

**1. Jerry Winters – Address cluster subdivisions in Lakepoint:**

Jerry Winters stated that on June 22, 1999 chapter 11 was added to the Tooele County General Plan. In this chapter, it allows for clustered development in the Lakepoint area. Mr. Winters stated that clustered development is allowed everywhere in the county except the Erda area. Mr. Winters explained that the zoning in the Lakepoint and Erda area are about the same. Mr. Winters asked that at the next meeting if the Lakepoint people could come and voice their option. Mr. Winters stated that the community does not want clustering in the Lakepoint area. Mr. Winters explained how the Lakepoint community would like the general plan to read. Mr. Winters also showed the commission a petition asking that the Lakepoint general plan be changed. He stated that they would like to be on the next agenda to address this issue. Doug stated that he feels like there are certain areas in the county that cluster subdivisions are appropriate. The commission asked if this could be put on an agenda. Craig stated that he feels like the people of Lakepoint are afraid that the cluster subdivisions would change the look of the area. Bill B stated that he feels like a cluster development would infringe on the property owners. Nicole asked if the commission would like to have a meeting in the Lakepoint area. The commission stated that they would like that.

Doug made a motion to revisit the Tooele County and Lakepoint general plan and schedule a meeting at the Lakepoint fire station so the residents of Lakepoint can voice their options. The motion was seconded by Bill. All concurred.

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

Karina stated that she would like a variance to allow her to keep the number of dogs she has. Kent explained to the commission what he had researched about the number of dogs a person could have in different areas. Kent stated that he talked with an employee of the animal shelter and they asked how many animals one person could reasonably take care of. Bill asked if all of the dogs had been rescued. Ms. Bassett stated that they were. Ms. Bassett stated that all she wants to do is keep the dogs that she has now. Ms. Bassett stated that she does have some puppies and she will place them in homes. Ms. Bassett stated that she has room for all of the dogs that she now has. Ms. Bassett stated that she does not let the dogs out. Ms. Bassett stated that her yard is clean and that the county can come and search her home. Ms. Bassett stated that the neighbors come over and visit the

dogs. Ms. Bassett stated that she had given the commission letters from her neighbors that do not have a problem with the dogs. Ms Bassett stated that if she had to get rid of some of the dogs she could not choose they are all part of the family. Ms. Bassett stated that she has 17 dogs, 11 adults and 6 puppies, and they are all small dogs. Nicole stated that whatever the commission decides to do for Ms. Bassett you do for the entire county. Ms. Bassett asked about getting a rescue license. Nicole stated that what the commission needs to look at is what you consider a rescued dog and what is considered just a dog. Doug explained that the commission does not have the authority to grant a variance to Ms. Bassett, but the commission can make an amendment to the general plan. Nicole explained that the commission could make a kennel license available in the smaller rural residential zones of the county. The commission stated that possibly they could look at these on a case-by-case basis. Maybe we need to look at a rescue permit. Doug asked if there was an animal rescue ordinance somewhere that the commission could look at. The commission asked staff to research this issue more. The applicant stated that they do not want to rescue any more dogs. Doug asked if others could possibly take care of the sick dogs. Joyce Hogan asked how many dogs a resident of the county could have. Staff stated that you could have two dogs. Ms. Hogan asked if it is two restrictive. Staff asked if the health department needed to be involved in this matter.

Doug made a motion to table this request to allow staff the time to research and come up with possible solutions to the problem. Possible permit for dog rescue. This motion was seconded by Tim. All concurred.

Bill Hogan excused him self from the meeting at 9:10 p.m.

3. **PUD #197-97 The Benches at South Rim PUD, Phase II:**

Nicole showed the commission the layout of this development. Nicole explained that it is served by a public water system and septic systems. The applicant complies with the subdivision ordinance. Nicole stated that staff recommends approval of this phase of the development. Joyce Hogan stated that they have a presentation to show the commission. The presentation showed the commission where the development was located. Ms. Hogan stated that all of phase one was sold out. Ms. Hogan stated t hat there are CC&R's in place for this development. Ms. Hogan stated that every lot would open up into open space. In addition, a trails system is included in this development. Ms. Hogan stated that she does have reservations for phase two all ready. Ms. Hogan stated that they would also be putting in a park. There are 1,000 acres in phase two, 341 homes and 370 acres of open space.

Doug made a motion to move PUD #197-97 The Benches at South Rim PUD, Phase II to the next public meeting. The motion was seconded by Bill All concurred.

Doug made a motion to re-open the public meeting at 9:21 p.m. This motion was seconded by Bill. All concurred.

Sharon made a motion to approve PUD #197-97 The Benches at South Rim PUD Phase II. The motion was seconded by Doug.

Verbal Roll Call:

Craig yes, Doug yes, Sharon yes, Tim yes, Bill 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 9:24 p.m.

**APPROVAL:**

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**Chairperson, Tooele County Planning Commission**