

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

PUBLIC MEETING

July 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
George Mattena Craig Anderson Tim Booth

Staff:

Nicole Cline Kent Page Mary Dixon

1. Approval of meeting minutes from June 7, & 21, 2006:

Doug made a motion to approve the meeting minutes from June 7, & 21, 2006 with the corrections as noted. The motion was seconded by Tim. All concurred.

2. Public Hearing: (a) AMGP #1020-06 Amendment to General Plan, adding Chapter 19, County Resource Management Plan for public lands:

The commission asked that Nicole address access in this chapter. The commission would also like Nicole to address leadership. Nicole explained to the commission the meaning of the two items. Robin from Bear West explained that in the BLM planning they look for the different counties guidance. Robin explained the purpose for this document is to give the BLM a guide to follow for that county. Robin explained that this would identify the different steps that the certain counties need to do in the development of the public lands. Nicole explained that this document would also give us documentation as to why we are doing something. Sharon asked if something comes forward and needs to be addressed if we could address it and then add it to the document. Nicole stated that we could. Nicole stated that if in the future, we need to change this then we can, if we have addressed something we can remove it and add something else. This is the first step in this process. This document is a work in process and we can add to it and take away from it. Sharon asked if they would consider memo of understanding's for partners.

Sharon made a motion to recommend approval of AMGP #1020-06 Amendment to General Plan, adding Chapter 19, County Resource Management Plan for public lands to the board of county commissioners. The motion was seconded by Tim.

Verbal Roll Call:

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

(b) AMZ #1029-06 Amendment to Chapters 2 & 15 defining household pets:

Nicole explained that while they were doing research they could not find anything about rescue missions for animals. Nicole explained the language that needed to be changed, to better control kennels in the county. Nicole explained the changes that need to be made to the matrix of these chapters. Nicole explained that the county does address rescue operations in the commercial area with kennels. The commission asked about regulating cats. Nicole stated that the county has never regulated cats.

Tim asked if the county needed to address rescue mission's more. Nicole stated that it would be covered under kennel. The commission asked if they needed to raise the number of dogs in an AG zone from five to more. Nicole stated that she didn't think that we needed to it is covered under kennel. Eric Bassett stated that in his area there are people who have more than two dogs who hunt. Mr. Bassett asked if we were asking people to move so that they could continue to hunt. Mr. Bassett stated that his neighbor has three dogs. George stated that we have to regulate the number of animals because people have to have rights. George stated that Mr. Bassett brought this to the counties attention and we are doing something about it now. You may not get what you want but we have addressed the issue. Nicole explained that we have set the language and now we can address each issue as it comes up.

Doug made a motion to recommend approval of AMZ #1029-06 Amendment to Chapters 2 & 15 defining household pets to the board of county commissioners. The motion was seconded by Craig.

Verbal Roll Call:

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

(c) PUD #1001-04 Old Mill Phase 3 Preliminary Plat:

Nicole explained where this development was located in the Stansbury area. Nicole explained what had been developed to this point. Nicole explained that this is phase 3 of this development and there would be a maximum of 75 lots. Nicole explained that the plat meets the concept plan that was approved and meets all of the requirements for the preliminary plat phase. Nicole explained that in this phase, there would be 12 lots and it would be single-family dwellings on them. Nicole explained that this development was zoned R-1-8. The commission asked if there would be a recreational facility placed in this phase. Nicole explained that the developer came in and amended this development and decided not to place the recreation facility in the development. Sharon asked is this phase of the development would be like the previous phases. David McKinney stated that they would not they would be single-family residences. Mr. McKinney stated that this phase would be a step up from the duplexes. Dave Peterson stated that they have not intentions of placing duplexes in this phase of the development. The commission stated that they were told that Boyer would be the owners of this property all the way through the development. Mr. McKinney stated that they bought the remainder of this development from the previous owner. Jim Ward stated that the previous owners cannot sell the duplex units for 20 years, they will not change it. Nicole explained to the commission that they could put a condition on this phase that this phase of the development can only be single-family homes, and they need to plant street trees.

Doug made a motion to approve PUD #1001-04 Old Mill Phase 3 Preliminary Plat with the condition that there only be single-family residences, and the developer plants street trees. The motion was seconded by Bill H.

Verbal Roll Call:

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

Other Business:

There is a meeting scheduled for August 30th that everyone is required to attend in regard

to the Sunshine act.

Adjournment:

With no further comments, Sharon made a motion to adjourn the public hearing. The motion was seconded by Doug, All concurred. The public hearing adjourned at 8:20 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission