

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

PUBLIC MEETING

August 2, 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 Doug Atkin Bill Bergner Bill Hogan
George Mattena Craig Anderson Tim Booth

Staff:

Dyan Johnson Kent Page Mary Dixon

1. Approval of meeting minutes from July 19, 2006:

Sharon asked if on item two of the public hearing, when the commission asked to see a copy of the concept plan, one was not made available could be added to the meeting minutes. Doug made a motion to approve the meeting minutes from July 19, 2006 with the correction as noted. The motion was seconded by Bill B. All concurred.

2. SUB #1001-04 Old Mill Phase 3 (Final Plat):

The preliminary plat was approved on July 5th 2006. This development will have 16 lots. This phase of the development will be located in the NW & NE quarter of section 16; Township 2S Range 4 W. Staff recommends approval of this plat. The commission asked if there would be street trees. Kent stated that this development would comply with the counties street tree ordinance. The commission asked if this development would be all single-family dwellings. The developer stated that it would be.

Sharon made a motion to approve SUB #1001-04 Old Mill Phase 3 (Final Plat). The motion was seconded by Doug.

Verbal Roll Call:

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

Sharon made a motion to close the public meeting and open the work meeting. The motion was seconded by Bill B. The work meeting adjourned at 7:05 p.m.

WORK MEETING:

1. PUD #0013-02 Ponderosa Phase 3 (Preliminary Plat):

Kent explained that the applicant was Ironwood Estates. This phase of the development would consist of 22 lots. Kent explained that this was a work meeting and this does need a public hearing. Kent showed the commission how the development was laid out in the Stansbury Park area. Bill Hogan asked if this phase would hook on to Bates Canyon road. Kent stated that it would. The commission asked what lot four of the development would be. Kent stated that it would be open space. Doug asked if most of the open space was

wet lands. Joe White stated that it wasn't that some of it was farmed. Joe White explained that there was a 50-foot easement for storm water. Kent asked if the open space would be open to the public. Joe White stated that it would not it would be privately farmed. Joe White explained to the commission that the lot size was half-acre lots on the inside and larger lots would be on the outside. The road would be 60 feet wide. There will be trees in the park strips also.

Doug made a motion to move PUD #0013-02 Ponderosa Phase 3 (Preliminary Plat) to the next public meeting. The motion was seconded by Sharon. All concurred.

2. **CUP #1254-06 Cingular Cell Tower (Sec 5 T 7S R 3W):**

Kent explained that this property was located by five-mile pass. The zoning in the area is MU-40. The acreage is less than the required 40 acres. Kent explained that construction of a cell tower requires compliance with zoning requirements of a minimum of 40 acres for any development. Kent stated that this land is not a legal parcel. The commission asked when the land was divided. David Carter from Cingular stated that it was divided in 1991. The commission asked if Mr. Carter knew all of his options with this permit. Kent stated that he did. The commission stated that they do not have a problem with this but the ground is illegally subdivided. The commission asked how much was left in the section. Kent stated that it was approximately 20 acres. The commission stated that the land does not legally exist therefore they cannot approve this.

Doug made a motion to table CUP #1254-06 Cingular Cell Tower (Sec 5 T7S R 3W) indefinitely until the owner can acquire more property. The motion was seconded by Bill B. All concurred.

3. **CUP #1255-06 Cingular Cell Tower (Sec 16 T 7S R 5W):**

Kent explained that this property was located northwest of Faust on Hwy 36. The current zoning is A-20. Kent explained that the applicant needs to provide to the engineering office an emergency telephone number. Kent explained that the tower will be lattice and will blend in with surrounding structures, poles, or trees, and is compatible with surrounding uses. The applicant is unable to collocate with existing towers in the area. Mr. Carter stated that the pole will be a galvanized gray silver color. This color blends will in the communities. Kent stated that the applicant needs to prove to the county that a tower is needed. There are no other towers located in the area. Kent showed the commission what the tower would look like after it was completed. Kent stated that it is under the height limitation. This tower will also allow other companies to collocate in the area. The commission asked how far from the highway this tower would be. Kent explained to the commission where this tower would be located in the area. Mr. Carter explained that they would be getting an easement from BLM to place the power lines over their property. Mr. Carter stated that they need to be close to the phone lines also. Kent stated that this meets all of the requirements to be placed in this area. Staff recommends approval of this permit.

Doug made a motion to move CUP #1255-06 Cingular Cell Tower (Sec 16 T 7S R 5W) to the next public meeting. The motion was seconded by Sharon. All concurred.

Doug made a motion to reopen the public meeting to approve the PUD and CUP. The motion was seconded by Craig. All concurred. The public meeting was reopened at 7:50

p.m.

Doug made a motion to approve PUD #0013-02 Ponderosa Phase 3 (Preliminary Plat). The motion was seconded by Sharon.

Verbal Roll Call:

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

Sharon made a motion to approve CUP #1255-06 Cingular Cell Tower (Sec 16 T 7S R 5W). The motion was seconded by Bill B.

Verbal Roll Call:

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

Other Business:

Joyce Hogan from Energy Solutions thanked the commission for attending the tour at their facility. Joyce stated that when someone tells you that Utah is just a dumping ground you can tell him or her that the site in Handford is 564 sq miles and it is considered the dumping site of the nation. Joyce stated that there is also a rumor going around that Energy Solutions wants to place a reprocessing plant here. This rumor is only a rumor and there will not be a reprocessing plant in Utah.

Adjournment:

With no further comments, Sharon made a motion to adjourn. The motion was seconded by Bill B. All concurred. The meeting adjourned at 7:55 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission