

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

**PUBLIC MEETING**

**August 16, 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 Hogan  
George Mattena Craig Anderson Tim Booth

***Staff:***

Nicole Cline Kent  
Page Dyan Johnson  
Mary Dixon

**1. Approval of meeting minutes from August 2, 2006:**

Sharon made a motion to approve the meeting minutes from August 2, 2006. The motion was seconded by Tim. All concurred.

**2. Public Hearing:**

**(a) PUD #0013-02 Ponderosa Phase 3 (Preliminary Plat):**

Nicole explained that we are holding this public hearing as a technicality, it states in the subdivision ordinance that a public hearing must be held. Nicole briefly went over the background of this development. There will be 22 lots. It is located at the Southeast Corner section 21 Stansbury Park and Bates Canyon Rd.

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

Verbal Roll Call:

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

Sharon made a motion to close the public hearing and open the work meeting. The motion was seconded by Doug. The public hearing adjourned at 7:02 p.m.

**WORK MEETING:**

**1. CUP #1258-06 Timothy Edinger (20 kw generator):**

Kent explained that the property owner was Timothy Edinger. The property is located in section 33, T 3S, R 6W, on the South Willow Bench. The property is currently zoned MU-40. Kent explained that this application would be for a 20 KVA generator. In the MU-40 zone, a generator of this size requires a conditional use permit. Where Mr. Edinger would place this generator on the property was explained to the commission. The generator would be 100 feet from the house; it will be on a 34 square foot pad within a building with 2'x4' walls and a roof. Kent explained the different sound pressure levels in regard to the noise from this generator. Kent suggested that the sound be monitored

from the property line. The commission asked what this generator would be ran on.

Mr. Edinger stated that it would be run on propane. George explained that the older generators are a lot nosier then the new ones. Kent asked if the sound levels were or without the muffler. Mr. Edinger stated that he did not ask if the sound levels would be with the muffler. Tim asked how long it would be run. Mr. Edinger stated that it would not be run hardly at all the generator would be used for backup power. Craig asked if he had any neighbors. Mr. Edinger stated that he did not. The comment was made that one of the conditions should be that the noise from the generator does not exceed the noise ordinance.

Sharon made a motion to move CUP #1258-06 Timothy Edinger (20 kw generator) to the next public meeting. The motion was seconded by Doug. All concurred.

**2. CUP #1257-06 Ronald Erickson (dog kennel):**

Dyan explained that the applicant was Ronald & Virginia Erickson. The property is located at 6301 N. Burmester. The property is currently zoned A-20. This permit would be used for a boarding and breeding kennel. The applicant would like to house 50 dogs at the kennel. A septic tank is installed and approved for 25 dogs. Dyan explained conditions that had been applied to other kennel permits. George asked how many dogs they could have in a kennel. Dyan explained that the ordinance does not state how many they can have however, they must have a septic system to support all of the dogs. Ronald Erickson stated that they applied for 50 dogs but they only have the buildings for 25 dogs. Mr. Erickson stated that if it were approved for 50 dogs they would need to build more buildings. Mr. Erickson explained how the kennel was built. George stated that if you want 50 dogs you have to comply with the conditions that are applied to the permit for 50 dogs. Mr. Erickson stated that they will start with 25 dogs and if they need to, they will come back for more. The commission asked about puppies. Nicole stated that they could have puppies up to four months old before it is considered a dog. Susan Lathery directly across from Mr. Erickson's home stated that the dogs bark when the Erickson's come home other then that she does not hear the dogs, also the site is kept clean. Doug stated that he would like it limited to 25 dogs and then if they expand then they can amend it.

Doug made a motion to move CUP #1257-06 Ronald Erickson (dog kennel) to the next Public meeting and eliminate #5 and #12 to read not more than 25 dogs at one time. The motion was seconded by Tim All concurred.

**Adjournment:**

With no further comments, Doug made a motion to adjourn. The motion was seconded by Sharon. All concurred. The meeting adjourned at 7:30 p.m.

**APPROVAL:** \_\_\_\_\_  
**Chairperson, Tooele County Planning Commission**