

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

PUBLIC MEETING

September 20, 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 William Hogan George Mattena
Tim Booth Bill Bergner

Staff:

Kent Page Dyan Johnson Mary Dixon

1. Approval of meeting minutes from September 6, 2006:

William made a motion to approve the meeting minutes from September 6, 2006. The motion was seconded by Sharon. All concurred.

2. Public Hearing:

(a) REZ 1021-06 Luecadia Financial / 05-034-C-0010 Sec 15 & 16, 2 South, Range 4 West / C-S to RM-15 / 14 Plaza Court, Stansbury Park:

Kent explained that the applicant for this rezone is Luecadia Financial the agent is Joe White. The property is located at Stansbury Parkway & Plaza Court (private road). The acreage is 1.66 acres. The existing zoning is C-S & R-1-10; the applicant would like to rezone it to R-M-15. The location of the property was explained to the commission. Kent explained that the rezone would be located in lot one and lot four. Kent explained that he had written some notes on this rezone and mentioned them to the commission. Sharon asked if we were spot zoning. Kent stated that he did not know a definition for spot zoning therefore, he did not know. Sharon asked how this would affect the observatory. The commission voiced concerns with the zoning being rezoned to such a dense zone. Joe White explained to the commission exactly where his property was located. Mr. White answered some of the notes that Kent came up with, and concerns that the commission had. Mr. White explained that right now they are looking at doing condominiums. Bill asked if the condominiums would be fenced. Joe stated that he didn't know. William asked about parking. Joe explained where parking could be located in the development. Mr. White explained that everything would stay the same but his development. Wade Haddock had concerns with the density for the zoning. He also voiced concern with the buildings being three stories high. He asked if the zoning could be a lower density.

Sharon made a motion to table REZ 1021-06 Luecadia Financial / 05-034-C-0010 Sec 15 & 16, 2 South, Range 4 West / C-S to RM-15 / 14 Plaza Court, until more infrastructure information can be gathered, a concept plan, and more public comment. The motion was seconded by Tim. All concurred.

(b) REZ #1022-06 A & J Properties / 03-067-0-0001 Sec 35, 3 South, Range 6 West /

MU-40 to MG-EX:

The applicant for this rezone is A&J Properties / Matthews Family. The parcel # is 03-067-0-0001 it is located in Section 35, Township 3 South, Range 6 West. The request is to rezone 130 acres from MU-40 to MG-EX for sand and gravel extraction. The location of the property was explained to the commission. The purpose of the MG-EX zoning district was explained to the commission. Dyan explained that the location of this rezone is the ideal place for this; there are already other operations of this type in the area. Staff recommends approval of this rezone because it is in harmony with the general plan. Kurt Matthews explained who the surrounding landowners were. The commission asked Mr. Matthews how much land would be disturbed at one time. Mr. Matthews stated approximately 10 acres.

Sharon made a motion to recommend approval of REZ #1022-06 A & J Properties / 03-067-0-0001 Sec 35, 3 South, Range 6 West / MU-40 to MG-EX to the county commission with the conditions attached as mention by staff. The motion was seconded by Bill

Verbal Roll Call:

Tim yes Bill yes William yes Sharon yes George yes

(c) REZ #1019-06 Norman Bunn / 11-048-0-0001 Sec 25, 4 South, Range 5 West / A-20 to RR-10:

The applicant called prior to the meeting and asked for this item to be removed from the agenda.

(d) REZ #1020-06 Rex Fiddler / 03-044-0-0002 Sec 9, 3 South, Range 5 West / RR-10 to RR-1:

The applicant/property owner for this rezone is Rex Fiddler. The property is located in section 9 T3S, R5W. The request is to rezone 40 acres from RR-10 to RR-1 for single-family dwellings. All land surrounding this parcel is zoned RR-10. Rex Fiddler explained exactly where the property was and what surrounded it. Mr. Fiddler stated that he would like the commission to approve a rezone for his property. Mr. Fiddler stated that the county is changing and feels like this would be the best for the county and his property. Mr. Fiddler stated that all of the utilities are near this property. Dyan explained, "Zoning should follow a logical pattern that is consistent with the Tooele Valley Regional Plan." "Avoid premature zoning." "Avoid zoning that allows building before infrastructure is present." In addition, this rezone is not consistent with the General Plan. Dyan explained that all of the surrounding land is grazing. Staff Recommendation: Denying the proposed rezone because it does not follow a logical pattern that is consistent with the General Plan. Dyan asked if the Fiddlers had talked to Grantsville City to see about annexation into the city. George stated that he feels like the Fiddlers should contact Grantsville City about annexation also. George feels like rezoning this parcel of ground and not rezoning the surrounding area would make it non-compatible. In addition, if the commission voted for this rezone they would be going against the general plan and they do not feel like they should. George stated that he feels like the county commission would not approve this rezone either. Charlie Warr stated that the ground could be traded for a more developable land. Tim voiced concerns with there being a more feasible road into the property. Rex Fiddler stated that there is a dirt road.

Sharon made a motion to table REZ #1020-06 Rex Fiddler / 03-044-0-0002 Sec 9, 3 South, Range 5 West / RR-10 to RR-1, pictures of property, aerial photos, photos of surrounding area. The motion was seconded by Tim. Sharon, Tim, Bill, & George voted in favor to table item. William voted not in favor to table.

(e) PUD #1020-06 Jenny Cove Phase 1 & 2 / 05-037-0-0006 Sec 21:

Dyan explained that before the commission tonight is the concept phase of this development. The applicant for this development is Ironwood Estates/Joe White. There will be 96 lots in this development, and it consists of 31.8 acre. The current zoning is RR-1 and the applicant is requesting a zone change to R-1-10. Dyan explained that in the preliminary phase the developer would need to show a temporary turnaround, or cul-de-sac. Dyan stated that this is consistent with the Tooele Valley Regional Map. Staff recommends approval of Concept Plan with the following conditions: A six-foot path/trail to be built by the developer on the eastern side of the property. The detention pond on the northwest corner shall have an amenity to create a usable space such as a playground, pavilion, picnic tables, etc. Property between lot 138 and Aberdeen Lane shall be landscaped by the developer to create a nice trailhead, if allowed by the property owner.

Sharon made a motion to approve PUD #1020-06 Jenny Cove Phase 1 / 05-037-0-0006 Sec 21-concept phase with the conditions as mentioned by staff. The motion was seconded by Tim.

Verbal Roll Call:

Tim yes Bill yes William yes Sharon yes George yes

Adjournment:

With no further comments, Bill made a motion to adjourn. The motion was seconded by Sharon. All concurred. The meeting adjourned at 8:35 p.m.

APPROVAL: _____

Chairperson, Tooele County Planning Commission