

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

PUBLIC MEETING

October 18, 2006

The Tooele County Planning Commission Meeting was called to order at 7:05 p.m. by Chairman George Mattena.

Roll Call / Members in attendance:

William Hogan George Mattena Tim Booth
Bill Bergner Craig Anderson

Staff:

Nicole Cline Kent Page Dyan Johnson Mary Dixon

1. Approval of meeting minutes from October 4, 2006:

Bill made a motion to approve the meeting minutes from October 4, 2006. The motion was seconded by Craig. All concurred.

2. PUBLIC HEARING:

a) 06-03500001 Amendment to Chapter 11 for the Lakepoint General Plan:

Nicole explained that a public meeting was held in Lakepoint and the public asked that cluster subdivisions be removed from the general plan. Nicole explained that staff had made an outline of the general plan as per the public comments. Jerry Winters asked that chapter ten be amended also. Jerry Winters explained how he would like chapter ten to read. Nicole explained that Tooele County is 7,000 sq miles and when we amend chapter eleven we will change the Tooele County Land Use Ordinance to reflect the change in Lakepoint's general plan. Nicole explained that the Tooele County Land Use Ordinance was the law and the county goes by that. We also need to define where the Lakepoint area begins and ends. The commission asked to have chapter ten explained to them. The commission voiced concern with just sticking something in the general plan here and there. Mary Lynn Sharp asked why the commission was not getting the message. Angela Carter recently moved to Lakepoint for the rural atmosphere. She would like it left rural. Jim Willis stated that he lives in Lakepoint because he likes the one-acre lots. Rick Cunningham stated that he would like to see chapter eleven approved. Shelly Delaney stated that she likes her way of life as it is now and she wants it left the way it is. Bill Saga stated that he would like it left how it is. George stated that before we continue he would like to make a comment, he remembered that the county had to beg people to come to the Envision Utah. George stated that the community should not blame the commission for something that went into affect that they did not come to the meetings for. George stated that the resident's need to get involved in what happens in the county. Roger Delaney asked when clustering was decided to be acceptable for the Lakepoint area, he would like it left one acre lots. George explained that clustering came from land development and it works for some areas and other areas it does not work. George stated that someone is always trying to change the land. Bill asked what the Lakepoint area was zoned. Nicole explained what the zoning was. Bill asked if someone wanted to come into develop, would they have

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

PUBLIC HEARING

October 18, 2006

to rezone the area. Danny Coffell stated that he did not feel like the public needed to show up, people needed to follow the laws. Bill stated that the board has to protect the people of Lakepoint. However, there will be changes and we need to know that change is coming. Ronnie Sharp stated that he wants the one-acre lots in Lakepoint. Jerry Winters stated that tonight they were here to amend the Lakepoint general plan it is not based on Saddleback.

William made a motion to close the public hearing and open the public meeting to address this item. The motion was seconded by Bill. The public hearing adjourned at 8:10 p.m. and the public meeting opened.

Nicole stated that she had some corrections that the commission might want to make she explained what the corrections were.

Craig made a motion to adopt chapter ten, Lakepoint general plan with the corrections as mentioned. In addition, to make the changes to chapter eleven as mentioned, to make it the same as Erda. The motion was seconded by Tim.

Verbal Roll Call:

William yes Tim yes Craig yes

Bill yes George yes

Bill made a motion to close the public meeting and reopen the public hearing. The motion was seconded by Tim. The public meeting closed at 8:25 p.m. and the public hearing reopened. All concurred.

b) 06-0430002 Chapter 21 of the Tooele County Land Use Ordinance creating the Wildland/Urban Interface Overlay Zone (WUI):

Dyan explained that this overlay zone will be through out the entire county, with the help of Roice Arnold the fire warden we will be able to enforce it. Roice Arnold explained that this would establish certain guidelines for residential areas to help the county fight fires better. In addition, this will help us to save the wildland from a structure fire, and vice versa. Dyan stated that this ordinance is an overlay zone for the Wildland Urban Interface. In title 6-20-15 it states “Areas shall be delineated as wildland/ urban interface and intermix by designation of an overlay zone placed in accordance with 17-27-403, UCA”

c) 06-0140001 Pole Canyon subdivision – 10 acres south of Village Blvd, Sec. 20 T 2 S R 4 W Stansbury Park (Concept Phase):

Dyan explained that this would be for the concept phase of this subdivision. Joe White is the applicant. The property is located in section 20 T 2S R 4W Village Blvd. Charley Warr currently owns some of the property. Dyan explained the layout for the concept phase. Angel Carter asked if the concept phase was not approved what happened. George stated that if they do not approve it then the commission has to give a good reason why. If

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

PUBLIC HEARING

October 18, 2006

the commission has a problem with the concept plan, they will tell the developer what they do not like and usually the developer will go back and change it. Pat Jesse asked what was going by the side of the road. Nicole stated that there would be landscape.

d) 06-0300004, REZ 1021-06 Leucadia Financial / 05-034-C-0010 Sec 15 & 16, 2 South, Range 4 West / C-S to RM-15 / 14 Plaza Court, Stansbury Park:

Kent stated that the planning commission had asked for more information from SPID, NTCFD, Observatory and input from neighbors. The applicant is asking for a rezone from C-S to R-1-10. Lots 1 and 2 on the Millpond commercial property will be rezoned. Craig asked if there was a height limit for buildings in the area. Kent stated that it was 35 feet. Tim stated that the commission had not received all of the information that they had asked for. Kent stated that he sent to them all that he had. Joe White addressed some of the notes and comments that had been brought up. Joe White explained what was located on the parcel of ground right now, and what his intentions were for the property. The commission asked Joe White questions about the parking and height of the buildings. Bill asked if staff had talked to the observatory. Kent stated that he had not. Scott Topam stated that he feels like this should be kept commercial and not residential. Scott explained that if this area is rezoned he will lose his view and this will cause more vandalism in the area. Patrick Wiggins asked where Joe was going to place the building and where would the residents park. Pat Jesse stated that she feels that what is proposed is not keeping with what has been proposed for this area. Joe Kelsey stated that he does not want this behind him he wants his children to be able to walk around the area. Ellen Topam stated that her business would be lost if this condominium went in. Please leave it commercial. Jerry Philpot stated that he is concerned with parking in the area and he would like the commercial zone left here. He would not like a condominium next to the observatory. Jim Lear stated that he has an invest in his business and this would hurt the commercial in the area. He feels like this commercial property should be left in the Stansbury area, because they do not have that much. Joann Kelsey wants it left as it is. Joe White stated that he has rights to and he would like to be able to use them. Joe stated that the property where everyone parks is private property. Brett Palmer manager of the Stansbury Park Improvement district would like it left commercial.

e) 06-04300001 Amendment to the Tooele County Land Use Ordinance Defining the minimum area of land for a Kennel in various zoning districts

Kent explained that staff had been working on this for a couple of months. The amendment was explained to the commission. Table 15-5-3 number of dogs allowed as household pets increased from two to three or five depending on the zone. Zones with greater acreage more dogs allowed. Kennel through Planning Commission CUP in zones with ≥ 5 acres. Intent of acreage of a lot where kennel is conditional needs to be clarified and not just left to the zone. Kent showed the commission what the matrix would look like in the ordinance. Kent explained the rationale of this change – greater distance between kennel and adjoining properties creates greater mitigation of nuisances commonly associated with kennels – noise, odor, insects, etc. George asked what the ratio

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

PUBLIC HEARING

October 18, 2006

was now. Kent stated that he did not know. Bill asked about the boarding inside or out. Nicole stated that the conditional use permit would address that.

f) 06-02200003, PUD #1009-05 Benson Mill Crossing is located in Section 10, Township 2 south, Range 4 west of SLB&M -- north of State Route 138 by Brigham Road in Stansbury Park. PUD #1009-05 includes parcels 05-027-0-0006; 05-028-0-0034; 05-027-0-0001; and 05-034-0-0041:

Kent explained that this was the preliminary plat for this development and explained the layout. The applicant is Ivory development, the agent is Vic Arnold. There will be 55 lots on 14.766 acres. There will be 1.361 acres of open space/park area. Future phases to the north and to the south call for additional open space/parks. There are no basements due to drainage concerns. Bill asked when the concept phase was approved. Nicole explained that it was approved a few years ago. Chris G. gave a brief history of this parcel of ground. Chris explained that this plan was approved in 2004 with 314 units. Chris stated that the density here is consentient with the master plan for the area. Vic Arnold stated that there would be fifty-five single-family units. There will also be open space and a centrally located park in the development. Vic Arnold stated that Stansbury park improvement district has accepted the parks in this development. Vic Arnold stated that a vinyl fence would be around the entire development. The haul road will be paved and will be a second access to this development. Scott Topam stated that the serve agency does not have a problem with this. Vic Arnold stated that they are also asking for a variance on 25-foot front and 25-foot side.

g) AMZ#1027-06 an amendment to Chapter 2 and Table 17-5-3.9 defining and listing in the matrix impound lots and junk yards:

Dyan explained that the current ordinance does not have a definition of impound lots. This change would be to regulate junk yards and impound lots. Also to distinguish the difference of the two uses. Dyan explained that she had taken pictures of different lots as the commission requested; Dyan explained the different pictures and the fencing placed around each lot. Dyan explained the proposed changes for the junkyard definition. Dyan also explained the minimum conditions again to the commission. Dyan explained the definition for a proposed impound lot. In addition, the minimum conditions attached to them. Dyan stated that when a conditional use permit comes before the commission they could tell the applicant what type of fencing they will need to use. Marion Duke stated that he has some concerns with a junk yard in Lakepoint and would like it cleaned up.

h) Adjourn public hearing and resume public meeting:

Bill a motion to adjourn the public hearing and resume the public meeting. The public hearing adjourned at 10:15 and the public meeting resumed. The motion was seconded by William All concurred.

4. 06-04300002 Chapter 21 of the Tooele County Land Use Ordinance creating the Wildland/Urban Interface Overlay Zone (WUI):

Bill made a motion to recommend approve 06-04300002 Chapter 21 of the Tooele

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

PUBLIC MEETING

October 18, 2006

County Land Use Ordinance creating the Wildland/Urban Interface Overlay Zone (WUI).
The motion was seconded by Tim.

Verbal Roll Call:

Tim yes Bill yes William yes Craig yes George yes

5. 06-01400001 Pole Canyon subdivision – 10 acres south of Village Blvd, Sec. 20 T 2 S R 4 W, Stansbury Park (Concept Phase):

Bill made a motion to approve 06-01400001 Pole Canyon subdivision – 10 acres south of Village Blvd, Sec. 20 T 2 S R 4 W, Stansbury Park (Concept Phase). The motion was seconded by Craig.

Verbal Roll Call:

Craig yes Tim yes Bill yes William yes George yes

6. 06-03000004, REZ 1021-06 Leucadia Financial / 05-034-C-0010 Sec 15 & 16, 2 South, Range 4 West, C-S to RM-15 / 14 Plaza Court, Stansbury Park:

Bill made a motion to deny approve 06-03000004, REZ 1021-06 Leucadia Financial / 05-034-C-0010 Sec 15 & 16, 2 South, Range 4 West, C-S to RM-15 / 14 Plaza Court, Stansbury Park the height of the building it would be located in a commercial area, take away from the commercial area for Stansbury Park. The motion was seconded by Tim.

Verbal Roll Call:

Tim yes William yes Craig yes Bill yes George yes

7. 06-04300001 Amendment to the Tooele County Land Use Ordinance Defining the minimum area of land for a Kennel in various zoning districts:

Bill made a motion to recommend approval of 06-04300001 Amendment to the Tooele County Land Use Ordinance Defining the minimum area of land for a Kennel in various zoning districts to the county commission. The motion was seconded by Tim.

Verbal Roll Call:

Craig no Bill yes William yes Tim yes George no

8. 06-02200003, PUD #1009-05 Benson Mill Crossing is located in Section 10, Township 2 south, Range 4 west of SLB&M -- north of State Route 138 by Brigham Road in Stansbury Park. PUD #1009-05 includes parcels 05-027-0-0006; 05-028-0-0034; 05-027-0-0001; and 05-034-0-0041:

Craig made a motion to approve 06-02200003, PUD #1009-05 Benson Mill Crossing is located in Section 10, Township 2 south, Range 4 west of SLB&M -- north of State Route 138 by Brigham Road in Stansbury Park. PUD #1009-05 includes parcels 05-027-0-0006; 05-028-0-0034; 05-027-0-0001; and 05-034-0-004. The motion was seconded by Bill.

Verbal Roll Call

William yes Craig yes Bill yes Tim yes George yes

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

PUBLIC MEETING

October 18, 2006

9. AMZ #1027-06 an amendment to Chapter 2 and Table 17-5-3.9 defining and listing in the matrix impound lots and junk yards:

Craig made a motion to recommend approval of AMZ #1027-06 an amendment to Chapter 2 and Table 17-5-3.9 defining and listing in the matrix impound lots and salvage yards, fence solid view obscuring on sides to the county commission. The motion was seconded by Bill.

Verbal Roll Call:

Tim yes Bill yes William yes Craig yes George yes

10. PUD #0013-02 Ponderosa Phase 3 (Final Plat):

Kent explained that the applicant was Ironwood Real Estate and the agent was Joe white. This planned unit development is located at approximately 250 W Bates Canyon Rd. There would be 22 single-family lots, 22.37 acres of open space. This is a conservation subdivision located in a RR-1 zoning district. The layout was shown to the commission. There will also be a conservation easement on lot A of this development.

Bill made a motion to approve PUD #0013-02 Ponderosa Phase 3 (Final Plat). The motion was seconded by William.

Verbal Roll Call:

Tim yes Bill yes William yes Craig yes George yes

Adjournment:

With no further comments, Bill made a motion to adjourn. The motion was seconded by Tim. All concurred. The meeting adjourned at 10:35 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission