

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

PUBLIC MEETING

December 6, 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:

William Hogan George Mattena Tim Booth
Joy Clegg-Lowham Bill Bergner Craig Anderson

Staff:

Nicole Cline Kent Page Dyan Johnson Mary Dixon

1. Approval of meeting minutes from October 18, & November 15, 2006:

Craig made a motion to approve the meeting minutes from October 18, & November 15, 2006. The motion was seconded by Bill. All concurred.

2. PUBLIC HEARING:

a) Amendment to Table 15-5-3.3 prohibiting conservation subdivisions in the Lake Point district/ also delineation of the regulated area:

Kent explained that the planning commission recommended to the county commission to not allow conservation subdivision in the Lakepoint area. Kent stated that we need to determine where the area will be that will be regulated. Kent showed the commission a map of where the regulated area may be. Kent explained to the commission what land can and can't be developed. Jerry Winters asked the commission to explained what they meant by the lines for the boundary. Joy explained that the lines that were explained showed where residential could and couldn't be developed. The lines show the area where the regulated area would be. The commission asked why the lines were moved from where they wanted them placed when this was discussed at the last meeting. Marilyn Sharp asked why we have the line. Joy asked if we could just adopt the plan and not have the line. Joy stated hat she would rather not have the line and deal with a problem when it came up. Nicole sated that this line is only a regulation line. The commission stated that the Lakepoint people should really incorporate. Jerry Winters asked if the line could be extended to the Erda boundary and then that would be the regulated area. Nicole stated that we can extend the area, if the Lakepoint people want to. The commission would like the regulated area to go from I-80 to the Erda township boundary line and extending east to Hwy 36 plus all of the M-D zone west of Hwy 36 to the county line.

Joy made a motion to close the public hearing and reopen the public meeting. The motion was seconded by Bill. All concurred

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b) **06-03500004 - Adoption of chapter 20 of the General Plan for the Midvalley Recreation and Technology Park Area Plan:**

Nicole explained to the commission what chapter 20 would consist of. Nicole explained that the county has gotten a lot of people interested in what can be developed in the area. Nicole explained to the commission some businesses that could be located in this area. Nicole explained that a lot of research has been done in the development of this chapter and the zoning for this area. Todd Brightwell from EDC Utah addressed the commission and read highlights from a letter that was sent to the county. The commission asked Nicole to explain some certain aspects of this plan. Nicole stated that in this chapter there is agriculture uses allowed. Ruth Anderson stated that she was in favor of this.

c) **06-04300007 Creation of Chapter 17A Commercial Tourism, Recreation and Racing Sports and Technology Industries Zoning Districts:**

Nicole explained the purpose of this chapter, and how it would benefit the county with its adoption. Nicole explained the purpose of each of the different districts and what type of businesses could be located in each district

d) **06-03000006 – Rezone sections 1,2,3,10,11,12 T3South, R5West, SLB&M from A-20, RR-10, M-G and C-S to C-T, RRS and T-I:**

Nicole explained what staff was recommending with this rezone. Nicole explained that this was only the beginning and we can make changes as we go along. Nicole explained that the county is trying to help preserve this area so that we do not have residential homes in the area. Ruth Anderson stated that this area is more suitable for the zones that are being recommended in the rezone request. Joy explained to the public exactly what this zone change would do to there property. Alan Wilson stated that what happens around the race track should be very important to the commission. Alan Wilson sated that Miller Motor sports does support this to help protect their interests and the public’s interests. Alan Wilson stated that the county should have a plan and if the plan needs to be changed then it can. Bill stated that if we don’t make changes then the residential developments will come into the area and then we will have complaints. Joy stated that she does not see a down side to this. Joy stated that this will help protect the property and help us in the development of the area.

e) **06-04300008 - Amendment to Title 13, Chapter 7 concerning design standards for subdivisions:**

Nicole explained that the county is cleaning up some errors and contradictions in Title 13, Chapter 7. Nicole explained what the changes would be and what would be added. Title 13-7-3 Roads (Add: (9) All subdivisions with internal roads with a maximum trip generation of 400 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition shall have more than one access route, each of which will provide egress to different locations. The

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design of access routes shall consider traffic circulation and employ looped road networks. Roads shall be designed with stub roads for connection to future phases and subdivisions when required by the county engineer. (10) No building permits shall be issued until such time that all curb, gutter, sidewalk and road infrastructure is bonded, installed and accepted by Tooele County. 13-7-10. Sewer systems (Add: (2) On-site wastewater disposal systems will be approved only when an existing sewer system is more than one-half mile away from the boundary line of the subdivision or the service provider will not provide the service to the subdivision.13-7-11. Sanitary sewer mains, laterals, and house connections – Future. Remove: Add: All homes within a subdivision located in Tooele Valley or wWhere county and regional general plans indicate that construction or extension of sanitary sewers may serve the subdivision area within a reasonable time, the planning commission may require the installation and capping of sanitary sewer mains and house connections shall be required to be installed by the subdivider in addition to the installation of temporary individual on-lot sewage disposal systems. 13-7-14. Fire mitigation standards connections – Future. Remove: (6) Roads and streets shall provide for safe access for emergency equipment and civilian evacuation. They shall be designed for unobstructed traffic circulation during an emergency. All subdivisions with internal roads longer than 650 feet shall have more than one access route, each of which will provide egress to different locations. The design of access routes shall consider traffic circulation and employ looped road networks. Private roads in existence before January 10,1975 are exempt from the 650 foot length provided that no more than five lots use them for a primary access.

Joy made a motion to adjourn the public hearing and resume the public meeting. The motion was seconded by Tim All concurred.

3. Amendment to Table 15-5-3.3 prohibiting conservation subdivisions in the Lake Point district/ also delineation of the regulated area:

Joy made a motion to recommend approval to the county commission of the Amendment to Table 15-5-3.3 prohibiting conservation subdivisions in the Lake Point district/ also delineation of the regulated area changed in the matrix as determined by the planning commission. The motion was seconded by William.

Verbal Roll Call:

Joy yes William yes Craig yes
Tim yes Bill yes George yes

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4. 06-03500004 - Adoption of chapter 20 of the General Plan for the Midvalley Recreation and Technology Park Area Plan:

William made a motion to recommend approval to the county commission of 06-03500004 - Adoption of chapter 20 of the General Plan for the Midvalley Recreation and Technology Park Area Plan. The motion was seconded by Joy.

Verbal Roll Call:

Craig yes William yes Tim yes
Bill yes Joy yes George yes

4. 06-04300007 Creation of Chapter 17A Commercial Tourism, Recreation and Racing Sports and Technology Industries Zoning Districts:

Craig made a motion to recommend approval to the county commission of 06-04300007 Creation of Chapter 17A Commercial Tourism, Recreation and Racing Sports and Technology Industries Zoning Districts. The motion was seconded by Bill.

Verbal Roll Call:

Tim yes Craig yes William yes
Joy yes Bill yes George yes

5. 06-03000006 – Rezone sections 1,2,3,10,11,12 T3South, R5West, SLB&M from A-20, RR-10, M-G and C-S to C-T, RRS and T-I:

Joy made a motion to recommend approval to the county commission of 06-03000006 – Rezone sections 1,2,3,10,11,12 T3South, R5West, SLB&M from A-20, RR-10, M-G and C-S to C-T, RRS and T-I. The motion was seconded by William.

Verbal Roll Call:

Bill yes William yes Tim yes
Craig no Joy yes George yes

6. 06-04300008 - Amendment to Title 13, Chapter 7 concerning design standards for subdivisions:

William made a motion to recommend approval to the county commission of 06-04300008 Amendment to Title 13, Chapter 7 concerning design standards for subdivisions. The motion was seconded by Craig.

Verbal Roll Call:

Craig yes Tim yes Bill yes
William yes Joy yes George yes

7. Amendment to 06-02200001 Concept phase Jenny Cove PUD / Shady Brook Lane PUD:

Dyan explained that the developer wants to change the name of this PUD, from Jenny Cove to Shady Brook Lane. Joy made a motion to approve Amendment to 06-02200001 Concept phase Jenny Cove PUD / Shady Brook Lane PUD. The motion was seconded by Tim.

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Verbal Roll Call:

William yes Craig yes Tim yes

Joy yes Bill yes George yes

9. Amendment to 06-01400001 Concept phase Pole Canyon SUB / Jenny Cove:

Dyan explained that the developer wants to change the name of this SUB, from Pole Canyon to Jenny Cove. Joy made a motion to approve Amendment to 06-01400001 Concept phase Pole Canyon SUB / Jenny Cove. The motion was seconded by Tim.

Verbal Roll Call:

Bill yes Joy yes Tim yes

Craig yes William yes George yes

Adjournment:

With no further comments, William made a motion to adjourn. The motion was seconded by Joy. All concurred. The meeting adjourned at 8:55 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission