

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

**PUBLIC MEETING
February 7, 2007**

The Tooele County Planning Commission Meeting was called to order at 7:00 p.m. by Chairman Doug Atkin.

Roll Call / Members in attendance:

Tim Booth Doug Atkin
William Hogan Joy Clegg

Staff:

Dyan Johnson Mary Dixon

1. Approval of meeting minutes from January 17, 2007:

Bill made a motion to approve the meeting minutes from January 17, 2007. The motion was seconded by Tim. All concurred.

2. CUP #07-00100001 Stansbury Village Shopping Center -Sign:

The applicant is Stansbury Village Shopping Center LLC. They are located at the south west corner of the intersection of Village Blvd. and Hwy 36. This permit would be for signs for the development. The current zoning is C-N. This would be a blanket permit for the entire shopping center. There will be two monuments signs, 50 square feet of sign area, the sign is out of the □clear view zone□, the monument sign measures 6'6□, planning commission can allow taller than the 6', monument signs should be separated by 100'. Staff recommends approval of the monument sign with the following condition. Signs must be separated by at least 100' as measured diagonally across the property from center to center of both signs or only one sign will be allowed. Applicant would like to establish conditions that each tenant will follow and will be checked in accordance with the conditional use when a building permit is submitted. Staff recommends approval of wall or painted signs on the front of the building with the following conditions. Each tenant is allowed one wall or painted sign. The sign may not occupy more than 15% of the flat wall area. All other conditions in the sign ordinance must be followed. Each sign installed must have a building permit or approved by zoning. Any sign that does not fall under these guidelines will go before the planning commission to receive approval. Applicant has also requested 2-3 signs on the back of the building and also the sides of the building. Homes are very close to this development. Commercial Neighborhood is the most restrictive commercial zone. The commission asked if the signs would be lit. John stated that the letters would be lit on the

signs. The commission would like only a small sign on the door to identify the business on the south side of the building. John stated that they will have two different monument signs. Doug stated that he would like to include both of the buildings in this. The signs on the doors on the south side of the building will only be 1 by 2 and not lit.

Bill made a motion to approve CUP #07-00100001 Stansbury Village Shopping Center □ Sign with no signage on the sides adjacent to the residential lots with only a 1 by 2 sign on the door to identify the building in the back, with the other conditions as mentioned by staff. The motion was seconded by Tim.

Verbal Roll Call:

Tim-yes Joy-yes Bill-yes Doug-yes

3. CUP #07-00100002 Tooele County □ Permit for Sign:

The applicant for this permit is Tooele County. The sign will be located at Deseret Peak Complex, at the corner of Hwy 112 & Sheep Lane. The request is for a conditional use permit for signs. The current zoning is racing and recreation. Misty Williams explained that the mound of dirt will be removed and the sign would be placed there. The sign layout and size was explained to the commission. Misty explained that this sign would be a good addition to the Deseret Peak Complex. Doug Atkin asked if the sign met the requirements of the sign ordinance. Dyan explained that in this zone there is not a sign ordinance established yet. Staff recommends approval of the sign. Doug asked if it would meet the regulations of a commercial zone. Dyan stated that it meets the clear view zone. Misty Williams explained that they have been working on getting this sign for the past eight years. The sign will let the public know what events are coming up at the Desert Peak Complex. Dyan explained the regulations for this type of sign for a commercial zone.

Bill made a motion to approve CUP #07-00100002 Tooele County □ Permit for sign. The motion was seconded by Joy.

Verbal Roll Call:

Joy-yes Bill-yes Tim-yes Doug-yes

4. Adjourn public meeting and open public hearing:

Doug made a motion to adjourn the public meeting and open the public hearing. The motion was seconded by Bill. All concurred.

5. LUO #06-04300010 Amendment to Chapter 6-7-1-Access requirements for residential lots:

Dyan explained that one of the reasons we are changing this is because we have had a lot of complaints about this. Dyan stated that she had checked with different municipalities in the state

and across the country. The ordinances varied on how stringent and complicated. New ordinance is conducive to rural lifestyle. 3 car garage, parking for R.V, boats, etc. Many requests from home builders and the public to change ordinance. Dyan explained what the new verbiage would be. Dyan gave some examples as to why this is being changed. Bill stated that some of the roads in the county do not meet this stipulation. Dyan stated that was why staff put in the verbiage that if the road is the only means of ingress and egress available. The commission asked if this could be

defined by a zone. Joyce Hogan asked what the definition was for arterial and a collector road. Doug explained the difference between the roads.

6. Adjourn public hearing and reopen public meeting:

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

7. LUO #06-04300010 Amendment to Chapter 6-7-1-Access requirements for residential lots:

Joy made a motion to recommend approval of LUO #06-04300010 Amendment to chapter 6-7-1 access requirements for residential lots. The motion was seconded by Bill.

Verbal Roll Call:

Joy-yes Bill-yes Tim-yes Doug-yes

8. Public Concerns & Other Business:

There were no comments made.

Adjournment:

Bill made a motion to adjourn. The motion was seconded by Joy. All concurred.

The meeting adjourned at 8:00 p.m.

APPROVAL: _____

Chairperson, Tooele County Planning Commission