

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

**PUBLIC MEETING
April 18, 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 Alison Hansen Doug Atkin
William Hogan Joy Clegg Bill Bergener

Staff:

Jim Lawrence Nicole Cline Kent Page Mary Dixon

1. Approval of meeting minutes from April 4, 2007:

Doug asked if the numbers on items three and four were correct they seemed kind of low. The numbers were checked and changed to 12,000 sq feet on three and 11,104 sq feet on four. Bill made a motion to approve the meeting minutes from April 4, 2007 with the corrections as noted. The motion was seconded by Joy. All concurred.

2. Nicole swore Alison Hansen in as a new Tooele County Planning commission member.

3. PUD #07-02200001 ATI Titanium (Final Plat):

Nicole explained to the commission where this development would be located in Tooele County. It will be located on 726 acres. Rowley road is located to the east of the property. Nicole explained where the rail line and power lines were located for this development. Allegheny Technologies, Manufacturing titanium, M-G zoning district

Conditional use according to Table 17-5-3.5 for foundry, casting light-weight non-ferrous metals, The applicant seeking modification under Chapter 9-2 for Title 13-7-9. The modification would be to waive the requirement of 13-7-9 and allow overhead power on the property since this is an industrial use. 13-7-9. Utilities to be underground. All power lines, telephone lines, and other normally overhead utility lines shall be placed underground in all subdivisions. There are two perspective use roads that will be vacated when the development puts in their roads.

William made a motion to approve PUD / CUP PUD #07-02200001 ATI Titanium (Final Plat) with the exception as noted. The motion was seconded by Joy.

Verbal Roll Call:

Tim yes Alison yes Joy yes William yes Bill yes Doug yes

4. PUD #07-02200002 Ponderosa Estates Phase 4 (Preliminary Plat):

This will be the last phase of Ponderosa Estates. It is located at the SW ¼ Section 21, T 2 S, R 4 W approximately 250 W. Village Blvd. The applicant is Ironwood Real Estate / Joe White. The current zoning is RR-1. This phase will have 95 dwellings over 94.51 acres with 34.92 acres in a conservation easement. The over all layout of the development was shown to the commission.

Bill made a motion to approve PUD #07-02200002 Ponderosa Estates Phase 4 (Preliminary Plat). The motion was seconded by William.

Verbal Roll Call:

Joy yes William yes Alison yes Tim yes Bill yes Doug yes

5. AMD PUD #06-02200003 Benson Mill Crossing Phase 1 PUD Side yard setbacks change:

The current zoning is R-M-15, there are 55 dwellings. The acreage is 14.766 , there is 1.361 acres of open space. The final plat was approved on January 3, 2007 with modification of one of the front yard setbacks for 7 lots from 25 to 20 feet. The request tonight is for the side yard setbacks to be from 8 feet to 6 feet. This modification will be for all lots unless other wise stated. Doug asked why the applicant is asking for 6 feet setbacks when it should be 8 feet. Vic Arnold explained that this is a clarification when this plat was approved it should have been with the 6 foot setbacks. It was not clarified that Ivory homes wanted the 6 foot setbacks when this was approved. Vic Arnold stated that the home plans that were chosen for these lots were with the 6 foot setbacks. Vic Arnold stated that he had spoken to staff about the 6 foot setbacks. The commission asked if the applicant could show them a layout of the entire development. Vic Arnold showed the commission the entire layout and explained the different phases, he stated that if the setbacks are not approved they will have to go back and redesign this phase.

Joy made a motion to approve AMD PUD #06-02200003 Benson Mill Crossing Phase 1 PUD Side yard setbacks changed to 6 feet unless other wise stated. The motion was seconded by Alison.

Verbal Roll Call:

Alison yes William yes Tim no Joy yes Bill no Doug yes

6. PUD #06-01600001 Benson Mill Crossing Phase 2 (Preliminary Plat):

Kent explained where this phase of the development was located. The layout was explained to the commission. The commission asked about the parking and snow removal in this

development. Vic Arnold stated that there would be enough room to park in the driveways, and they will also have a garage. Doug asked if the concept that was approved for parking is still implemented on this plan. Nicole explained the parking that was approved for Centex stated that the parking that is approved for this phase exceeds what Centex had previously wanted. The commission asked Vic Arnold to explained how the town homes would be laid out. Doug stated that in this area we do have homes and zoning that is exactly like this.

Joy made a motion to approve PUD #06-01600001 Benson Mill Crossing Phase 2 (Preliminary Plat). The motion was seconded by Bill.

Verbal Roll Call:

Bill yes William yes Alison yes Joy yes Tim no Doug yes

7. Discussion on engineering road standards and the planning commission □ Jim Lawrence:

Jim Lawrence explained what happened in an engineering practice. What does the engineer review? (Concept), Connectivity, General Road Layout / (Preliminary/Design Drawings) Roads, Bridges, Culverts, Water, Sewer, and Drainage, Plan, Profile, Typical Sections, Existing and Proposed Culverts Location, Size, and Slope, Detention and Retention, Existing Streams, Ditches, Wetlands, Drainage Easements, Existing and Proposed Trees, Proposed and Existing Water and Sewer, Fire Hydrant Locations,

Future Road Layouts Beyond Subdivision, Soils and Soil Types. Jim showed the commission what a grading plan layout would look like and what would be reviewed on it. How can the Planning Commission help? Most concerns will come forward at the Preliminary Plat Approval stage. If you have a concern that requires an engineering decision (road alignments, calculations, etc.): State your concern, Recommend that item is tabled and request clarification from Engineering, Feel free to visit with Engineer to clarify concerns directly, Engineer will provide information either directly or through Staff concerning engineering decision, Do not impose engineering decisions without first consulting county engineer. Most concerns will come forward at the preliminary plat phase.

Other Business:

Joshua White asked if the commission would consider a rezone. Nicole stated that there was an application that needed to be filled out for a rezone. Doug stated that the commission needs to have it properly noticed before they address it. Doug stated that Mr. White needs to talk to staff before the commission even hears it. Nicole explained what the process was for applying for a rezone. Doug stated that staff can help them get exactly what they want. Joshua White explained that he just wanted an opinion from the commission. Nicole explained why Mr. White would not want the commission to give him an opinion on the rezone.

Tim Booth explained that Darrell Painter approached him about a survey that was done

incorrectly on Tyler Winn's rezone.

Adjournment:

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

The meeting adjourned at 8:16 p.m.

APPROVAL: _____

Chairperson, Tooele County Planning Commission