

TOOELE COUNTY PLANNING COMMISSION
47 SOUTH MAIN STREET, TOOELE, UTAH 84074
(435) 843-3160
PUBLIC MEETING
February 21, 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 Bill Bergener
William Hogan Joy Clegg

Staff:

Nicole Cline Dyan Johnson Dan Ball Mary Dixon

1. Approval of meeting minutes from February 7, 2007:

Doug asked if in the meeting minutes on item three it could reflect that the commission determined that the sign would meet the ordinance requirements in the commercial zone. Joy made a motion to approve the meeting minutes from February 7, 2007 with the proposed change. The motion was seconded by Tim. All concurred.

2. CUP #07-00100003 Bonnie Plants Greenhouse distribution center:

The applicant is Bonnie Plants Farm. The greenhouse distribution center will be located in section 22, township 2 south, range 6 west. The request is for a permit to operate a commercial greenhouse. The greenhouse is located in a MU-40 zone. The company is required to receive a conditional use permit to operate this business in this zone. They will be distributing potting and seeding of herbs and vegetables. Transporting the plants to retail outlets. (Wal-Mart, Home Depot etc.) The proposed greenhouse will be 33,600 sq. ft. Tim asked how much of the land they would be using. Nicole stated that they have forty acres but the building will only be on 13.5 acres. The commission asked if this distribution center would be next to Grantsville city. This building will be annexed into Grantsville city at a later time.

Joy made a motion to approve CUP #07-00100003 Bonnie Plants Greenhouse distribution center. The motion was seconded by Tim.

Verbal Roll Call:

Bill yes William yes Tim yes Joy yes Doug yes

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

PUBLIC HEARING

1. REZ #07-03000001 Daniel Jenkins □ Sec. 29 T 5S R 6W □ MU-40 to A-20:

The applicant is Dan Jenkins the property is located in section 29, township 5 south, and range 5 west. The applicant would like to rezone forty acres from MU-40 to A-20. Dyan explained that in the general plan it states that, areas near incorporated city and town boundaries may have a higher density zoned of one unit per 20 acres. MU-40 should be changed to A-20 which is a less industrially and commercially permissive zoning

designation. One additional home on the parcel would not have an immediate impact on the traffic in the area. Doug stated that he had some concerns with rezoning this area, he is afraid that it will open the door for others to come in and rezone this area. Do we really want this area rezoned. We need to look at the whole area and not just this one parcel. William asked what type of roads were in the area. There are paved roads and graveled roads. Dan Jenkins stated that there are three people living on the Big Hollow road. Dan Jenkins stated that he had spoken to his neighbors and they do not have a problem with this rezone and another home on the property. Doug explained that the commission is looking at the surrounding area and how the county wants it developed and what type of zoning they want in the area. Dan Jenkins explained why he wanted to have the A-20 zone. Nicole stated that the commission may want to ask the fire warden to do a fire study in the area. The property is located near a wilderness study area. This area would be a prime area for a wild fire. Doug asked if there was a way to stay with in the law and give Mr. Jenkins what he wanted. Nicole stated that he could build an accessory housing unit. Nicole stated that she feels like there should be more input from the surrounding land owners. Joy asked if there was a flood of A-20 rezone request could we supply the needed services. Nicole stated that there may be a problem. Nicole stated that the state has voiced an interest in developing their land. If the state did develop their land they may put in a water system. Dan Jenkins explained where the water came from, and that he would be the first to drill a well in the area. Joy asked if a fire truck could get to the home if it was burning. Dan stated that there would be a road. The home would be surrounded by alfalfa. Doug asked if we could look at the area as a whole. Joy stated that she did not see a problem with rezoning this parcel. The commission stated that they felt like they needed input from the fire department, sheriff office, state, Rush Valley city, forest service and BLM. Dyan stated that we could change the ordinance to have an accessory housing unit larger.

The applicant asked that his application be tabled so that a possible ordinance change could be done.

Joy made a motion to table REZ #07-03000001 Daniel Jenkins □ Sec. 29 T 5S R 6W □ MU-40 to A-20 so that a possible ordinance change can be done for the square footage of an accessory dwelling unit. The motion was seconded by Bill

Verbal Roll Call:

William yes Tim yes Bill yes Joy yes Doug yes

4. Public Concerns & Other Business:

None

Adjournment:

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

The meeting adjourned at 7:45 p.m.

APPROVAL: _____

Chairperson, Tooele County Planning Commission