

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

PUBLIC MEETING

March 5, 2008

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

Roll Call / Members in attendance:

Doug Atkin Joy Clegg Alison Hansen William Hogan Bill Bergener

Staff:

Matt Hilderman Mary Dixon

1. Approval of meeting minutes from February 6, 2008:

William made a motion to approve the meeting minutes from February 6, 2008. The motion was seconded by Bill. All concurred.

2. CUP # 08-00100001 UNEV Pipeline:

The applicant tabled this item prior to the meeting tonight.

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

3. Public Hearing:

(a) Amendment to the Tooele County Land Use Ordinance Table 17-5-3.9 – Storage Units, allow for onsite twenty four-hour manager:

The applicant is Douglas White. He would like to propose an amendment to the Tooele County Land Use Ordinance Chapter 17, Commercial, Industrial, and Hazardous Industries Zoning District Table, 17-5-3.9(q). The current chapter 17, table 17-8-3.-, was adopted in to the TCLUO on November 22, 2005. The current chapter 17 table states- Subsection (q) allows storage units, (1) without outside storage and (2) with off-premise outside self service storage, as a permitted use within the C-H, C-G, M-D & M-G zones. Zoning administrator can approve a conditional use permit for storage units with off-premise outside self-service storage within the permitted zoning districts. Matt explained some concerns that may arise. Dwelling units allowed within Industrial Zones, Allow dwelling units for commercial storage units located in Industrial zones, possible than Manufacturing Companies may want dwelling unit for security personal, Commercial business that's open 24-hours, i.e. drugstore, automobile service station, restaurant, health club, could request a dwelling unit, Emergency personal response time. Matt explained the recommendations that staff would place on this type of permit. On-site manager, providing: The owner/caretaker must reside in the residence. The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood. The establishment shall conform to all applicable fire, building, and health codes. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personal. The housing shall be attached to the main structure through architectural use of building

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forms, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices. The housing unit shall have the same address as the main structure. The housing unit shall not be sold separately. The maximum height restriction shall not exceed 35 feet. Provide 2 (two) parking spaces for the manager and caretaker. No off-site parking will be accepted for parking requirements. No entrance/exit can lead directly into the manager/caretaker dwelling unit. This type of permit would be approved by the planning commission. The commission asked if the county would require an onsite manager. Matt stated that the county would not require a manager but if someone wanted one, this would allow them to have one. Doug Atkin stated that he thought that this was a good idea for security and safety reasons.

Joy made a motion to adjourn the public hearing. The motion was seconded by Bill. All concurred. The public hearing adjourned at 7:07 p.m.

3. Amendment to the Tooele County Land Use Ordinance Table 17-5-3.9 – Storage Units, allow for onsite twenty four-hour manager:

Joy made a motion to recommend approval of Amendment to the Tooele County Land Use Ordinance Table 17-5-3.9 – Storage Units, allow for onsite twenty four-hour manager, to the board of county commissioners, with staffs recommendations. The motion was seconded by Alison.

Verbal Roll Call:

Alison yes William yes Joy yes Bill yes Doug yes

Other Business and Public Concerns:

Adjournment:

Bill made a motion to adjourn. The motion was seconded by William. All concurred. The meeting adjourned at 7:10 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission