

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

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**PUBLIC MEETING**

**November 5, 2008**

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

***Roll Call / Members in attendance:***

Doug Atkin yes Joy Clegg yes William Hogan yes  
Bill Bergener yes Judy Jameson yes

***Staff:***

Kerry Beulter, Kent Page, Mary Dixon

**1. Approval of meeting minutes from September 17, 2008:**

William made a motion to approve the meeting minutes from September 17, 2008. The motion was seconded by Bill. All concurred.

**2. Approval of meeting minutes from October 15, 2008:**

Bill made a motion to approve the meeting minutes from October 15, 2008. The motion was seconded by William. All concurred.

**3. Bill made a motion to recess the public meeting and open the public hearing. The motion was seconded by William. All concurred. The public hearing opened at 7:01p.m.**

**Public Hearing:**

**(a) REZ #08-03000006 Miller Family Real Est., C-T to T-I a portion of Section 1 Township 3 South, Range 5 West, located east of and adjacent to Sheep Lane, north of State Road 112:**

This rezone would rezone 219 acres from a C-T zone to T-I. Kerry explained what was included in the T-I zone. The land is current vacant. The location of the property was explained to the commission. The property to the west is currently zoned T-I. The area where this property is located is currently classified as low density. In the area is suggests industrial activities. The access for this property is from Sheep lane. Tom Maybe explained what property Larry Miller owned and what part of the property they would like to develop first. Tom Maybe explained that they would like to keep some commercial zoning around the racetrack. Tom Maybe explained exactly where the property was that they would like to rezone. Tom Maybe explained that they would like to do this in phases and if this area rezones works out, they may proceed with more rezone requests.

Doug Atkin removed himself from the board due to conflict of interest.

The commission asked Vern about the Midvalley highway and the location of it. Tom Maybe explained that they had been working with the county engineering office on this rezone and they are comfortable with where the road may go.

Doug Atkin returned to the board.

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**(b) PUD #08-02200004 McConnell Dental Care PUD –Concept plan, located in the northwest corner of the intersection of S.R. 36 and Village Blvd:**

The location and layout of the property was shown to the commission. Kent explained that this was the concept phase of this project and that the rezone had all ready been approved. With this being a planned unit development, we can modify the underlying zone requirements in the area. The commission asked about the area that the building would be built on. They also asked what the remaining area would look like and asked who would be taking care of it. Dr. McConnell stated that they would be taking care of it.

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

Doug Atkin removed himself from the board due to conflict of interest.

**5. REZ #08-03000006 Miller Family Real Est, C-T to T-I a portion of Section 1 Township 3 South, Range 5 West, located east of and adjacent to Sheep Lane, north of State Road 112:**

Joy made a motion to recommend approval of REZ #08-03000006 Miller Family Real Est., C-T to T-I a portion of Section 1 Township 3 South, Range 5 West, located east of and adjacent to Sheep Lane, north of State Road 112, provided that the rezone area remains west of the midvalley highway west alternative. The motion was seconded by Bill.

Verbal Roll Call:

Judy yes William yes Joy yes Bill yes

Doug Atkin returned to the board.

**6. PUD #08-02200004 McConnell Dental Care PUD –Concept plan, located in the northwest corner of the intersection of S.R. 36 and Village Blvd:**

William made a motion to approve PUD #08-02200004 McConnell Dental Care PUD –Concept plan, located in the northwest corner of the intersection of S.R. 36 and Village Blvd. with the condition that the applicant provides weed control on the property. The motion was seconded by Bill.

Verbal Roll Call:

Joy yes Bill yes William yes Judy yes Doug yes

**Adjournment:**

Joy made a motion to adjourn. The motion was seconded by Judy. All concurred. The meeting adjourned at 7:45 p.m.

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**APPROVAL:**

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**Chairperson, Tooele County Planning Commission**