

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

PUBLIC MEETING

February 6, 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 Alison Hansen William Hogan Bill Bergener

Staff:

Nicole Cline Vern Loveless Kent Page Matt Hilderman Mary Dixon

1. Approval of meeting minutes from January 16, 2008:

William made a motion to approve the meeting minutes from January 16, 2008. The motion was seconded by Bill. All concurred.

2. Update on PUD #07-02200013 E. at Baker Canyon:

Nicole explained briefly what was happening with this development and where it was located in the county. Curtis Rex explained that their funding walked out on them. They have not been able to proceed any further. Curtis Rex stated that some of the individuals that they had spoken to about funding have contacted them. The landowners still would like to move forward with this project. Curtis Rex stated that they should know within sixty days if this project will move forward or not. He would like to come back within sixty days with a preliminary plat.

Bill made a motion to accept the update on PUD #07-02200013 E. at Baker Canyon and grant a six-month extension. The motion was seconded by William.

Verbal Roll Call:

Alison yes William yes Bill yes Doug yes

Bill Bergener removed himself from the board for conflict of interest.

3. CUP #08-00100001 UNEV Pipeline:

Nicole explained that staff had received an application for a conditional use permit for a pipeline. The transportation agency will run the line. The location of where the pipeline would run was shown to the commission. The pipeline will follow the Union Pacific railway line. Any use allowed in the regular under-lying district is permitted, subject to the granting of a conditional use permit. When the application was received, the county had some concerns about this. The county visited with the personal from UNEV, and took a tour of their facility in New Mexico. Staff has become comfortable with this pipeline. Nicole explained that in areas where there development the company will be using thicker pipe. Nicole explained that the pipeline would transport fuel. The pipeline will be monitored 24 hours a day, there are emergency facilities installed along this pipeline. Nicole explained that the safety features on this pipeline are very sensitive as a problem is detected the pipeline is shut down and the problem is taken care of. Nicole stated that we cannot stop this the pipeline is coming. Nicole explained the reason that this pipeline needs a permit is because it is in the railroad transportation zone. Ann Jones explained

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how many miles of pipeline would be located in Tooele County? The pipeline will be monitored daily. The required size of pipe for this project is 0.219 wall thickness but UNEV will be running 0.375 wall thicknesses in the more populated areas. The increased thickness will be for safety issues. Doug asked about the values being 10 to 12 miles apart. Ann Jones explained that they will be automated they will shut down if there is a problem. William asked what size the pipe would be and how deep the pipeline would be covered. Ann Jones explained that the standard was 36 inches deep, and any crossing of a creek or a wash would be 8 to 10 feet deep. Some may be 40 to 50 feet. Jane Seymour asked what the advantage to the county was if this pipeline goes in. The workers will live in Tooele County. The Holly pipeline company is responsible for clean up if a spill does acquire. Holly energy and Sinclair oil will own the pipeline UNEV will manage it. Ann Jones stated that Holly Energy and Sinclair oil are both covered by insurance. What are the requirements to run smart pigs? Can any other companies tap into this pipeline? Ann Jones explained that Holly energy designed this pipeline fore the future. The smart pig goes through when we start a project or every year. Forty percent of the wells have to be x-rayed and UNEV will x-ray all wells. Randy Jones stated that he has a concern with contamination of water sources in the area. Can the shutoff valves be placed closer together? Don Davis stated that it could be an option, the possibly can be discussed further. The pipeline will be built to the highest specifications that the company can build it. There is always a possibly of an accident on a pipeline, UNEV will be on it very quickly and minimize the amount of petroleum absorbed into the aquifer if any. Doug asked if there were plans in place if owners change. Ann Jones stated that the BLM is the agency in charge of this line. Ann Jones explained that there were guidelines for ground water contamination from the BLM, Holly energy has to follow those policies and procedures. The department of transportation will regulate the pipeline. Jim Larsen stated that they attended a meeting about this pipeline; they were told that there would be another meeting held why didn't that happen. Don Davis stated that he did not know that there should have been another meeting held. Don Davis stated that he would check to see if there should have been another meeting. Jill Thomas stated that the Tooele city mayor did not even know there was a route proposed to go through Tooele city. Also in Juab, county people are being told that their land can be taken by eminent domain. Doug stated that Ms. Thomas brings up a good point. BLM has suggested other routes but they would have gone through the wet lands. Nicole stated that we asked the same question about a different route. The approporite form to make comments to is the BLM the EIS report is due out in the next thirty days; it will be the draft form. Doug asked about issuing a conditional; use permit before the final route is decided. Nicole stated that if the route changes then we don't need to issue a conditional use permit. Nicole stated that in her conversations with BLM they have dropped the alternate routes. Doug stated that he feels like we are getting ahead of ourselves we need a final route for the pipeline. Don Davis stated that this is the final route. If the permit is not granted what would UNEV do. They can move the pipeline out of the railroad right of way. Bill stated that if we have them move the pipeline we may have a problem with them having an accident and them getting it fixed. Commissioner Clegg stated that they went to New Mexico and

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saw where these pipelines ran, the community showed up to support Holly Energy, the public stated that they have been the safest company in the area. The company can control the pipeline from a control center and their record of accomplishment has been great. A Holly Energy pipeline runs up on the benches in the Bountiful area. Bruce stated that they concerns, but all of their concerns were answered. If we had a train come and it wrecked we would have a bigger mess then this pipeline would create. Nicole stated that she attended the meetings and there were more people form BLM then the public. There has been meetings look in the legal notice section of the paper. Doug Giles and you got on the mailing list for information on this pipeline. He feels like the public hasn't been informed.

William made a motion to table CUP #08-00100001 UNEV Pipeline to the next meeting. The motion was seconded by Alison

Verbal Roll Call:

Alison yes William yes Doug yes

Bill Bergner returned to the board.

4. Public Hearing:

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

(a) PUD #07-02200017 Stansbury Parcel 9-Concept plan and rezone:

Kent showed the commission the current approved concept plan. The revised master plan was shown to the commission. The revised master plan consist of +/- 145 acres, which are Parcel 8B, Parcel 9G, Parcel 9H, Parcel 9I, Parcel 9J, and Stansbury North Park. There are 314.2 acres, with 3.4 units/acre, with 1,299 units. Kent brought up some items that he felt should be changed or addressed. The current zoning and proposed zoning was explained to the commission. Jim Ward explained that Lakeside 5, which was along the lake, was vacated. The drawings shown to the commission tonight are to show where the roads would go, and what areas have and have not been developed. Jim Ward stated that there were three major reasons why they want to do a zone change now. They would like to define where things will be, the route of the midvalley highway, and storm drain issues. Jim Ward explained that the concerns Kent brought up would be addressed at the preliminary plat stage. Wade Hadlock stated that he feels like the roads in the area are a mess. Kathy Shepherd read the county commission meeting minutes from January 2, 2001, as to why Commissioner Hunsaker voted against a rezone in the area. Kathy would like to have SR-138 taken care of first, and what happened to the ten-foot easement that should be around her property. Randy Jones from the service agency stated that they do not want to move the parking. The placement of the parking in this development is where they agency wants it to be. Randy Jones stated that he would like to see more access on the side of the lake. Garth Tyler voiced some concerns with the traffic along SR-138 and would like to see this addressed. Mr. Tyler would like the proposed route for SR-138 left

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in place. William Hogan asked about meetings being held concerning the midvalley highway. Nicole stated that the midvalley highway will take some of the traffic off from SR-138. Jim Ward stated that they would be told to take the rerouting out of their plan by government. Jim Ward stated that the public needs to attend the public meetings concerning the midvalley highway. Jim Ward explained that they are looking at four different locations for the highway. Jim Ward stated that Joe Parrin would address the issues about the roads and intersections. Joe Parrin explained that UDOT has a 105 foot right of way. UDOT will be adding some turn lanes near the gristmill. Joe Parrin stated that there are no houses fronting on the collector roads. Jim Ward stated that they have done a traffic study for this development. Vern Loveless showed the layout of the midvalley highway as per the last meeting held. Vern Loveless stated that the midvalley highway project is in the EIS stage. This project is about five years out. Randy Jones stated that he would like to see a collector road through Stansbury Park. Charlie Warr stated that we need to plan the roads in the area for future development. William Hogan stated that 9J needs to have another road and he would like to see the layout with the collector routes. Joe Parrin explained that there was another road. Nicole stated that staff told them to take out the second access because it would just be a slab of cement. Jim Ward stated that they look at the level of service and they are up to code on that. Jim Ward asked the commission to let the traffic study be the guide and if they need a collector road, then they will put one in.

b. AMD to PUD #07-02200016 Stansbury Village Shopping Center:

The applicant is Bonneville Builders Group. This is an amendment to this planned unit development. The applicant would like to subdivide the one lot into three lots. The parcel is approximately 3.3 acres, and is zoned commercial shopping. A few facts about the parcel of ground are, 16.4477 acres zoned from RR-1 to C-N in October 1999. Leucadia rezoned 13.14 acres to R-1-10 and remaining 3.3 acres still zoned C-N with proposal of Country Crossing Neighborhood Subdivision in March 2004. Stansbury Shopping Center, PUD #1016-05, approved in September 2005. 3.3 acres was rezoned from C-N to C-S in June 2007. Past concerns are: Adequate amount of parking stalls? Initial concept proposed "Building D", Three structures calculated to provide 171 parking stalls, Landscaping? Proposed to follow County Ordinances and accomplished, Building height and plans? Found to have no significant impact, Traffic, before and after rezone? Found to have no significant impact, Lighting and noise nuisances? Department has addressed concerns and worked to resolve. Proposed concerns are: Stormwater runoff and retention basin? Jim Lawrence, County Engineer, required new hydrology calculations, Retention basin redesigned, Light and Sound Nuisance? Required to build 6-foot vinyl fence on back of curb and extend 45 ft.* Required to place two (2) "Deliveries Only" signs* Required to place two (2) "One-Way" signs*, * Noted on plat. Matt explained that the initial concept of this development did propose a drive through in 2005. The location of where the signs would be placed was explained to the commission. Nicole explained that whoever owns this property would have to comply with the conditions this is a planned unit development. The drainage issue has been addressed. Staff recommends approval of Amendment to Stansbury Shopping Village Shopping Center. Vern stated that the light

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issue would possibly be addressed with the fence. Vern gave a brief background as to why he the property owners wanted to divide the property into three lots. into three lots. Kim Crispin stated that they had some concerns with this being divided. They also have not addressed the lighting issue. Ms. Wilsberger gave a brief history of their property and the building behind them. Ms. Wilsberger stated that Cody Christensen told her that he would be putting up a six-foot fence behind their property. Ms Wilsberger explained that she spoke to Cody Christensen and asked if he would put up three more panels and they would pay for them. Cody Christensen stated that Bonneville could not do that. Ms. Wilsberger explained that Cody Christensen had called them today and stated that the fence would be put up next week. Cody Christensen showed the commission where the fence would be located. Cody Christensen stated that he would like to speak to any homeowner about any problems they have. Cody called today and stated that the fence would b e put up next week. Cody showed the commission where the fence would be located. Cody stated that he would like to speak to any homeowners about any problems that they have. Doug stated that the issue before them tonight is the division of this property. the issue before at issue before them tonight is the division of this property. Vern stated that they have talked about putting trees or bushes to help with the lighting issue from the drive thru.

5. Adjourn public hearing and reopen public meeting:

Alison made a motion to adjourn the public hearing and resume the public meeting. The motion was seconded by William. All concurred. The public hearing adjourned at 10:07 p.m.

6. PUD #07-02200017 Stansbury Parcel 9 – Concept plan and rezone:

William made a motion to table PUD #07-02200017 Stansbury Parcel 9 – concept plan and rezone from C-G to C-N, until a major collection road pattern flow has been looked at through 9J. The motion was seconded by Bill

Verbal Roll Call:

William yes Bill yes Alison yes Doug yes

5. AMD to PUD #07-02200016 Stansbury Village Shopping Center:

William made a motion to table AMD to PUD #07-02200016 Stansbury Village Shopping Center, until some action has been taken to improve the current conditions of the surrounding property owners. (lighting & drainage) The motion was seconded by Bill.

Verbal Roll Call:

Alison yes William yes Bill yes Doug yes

Other Business and Public Concerns:

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Adjournment:

Bill made a motion to adjourn. The motion was seconded by William. All concurred. The meeting adjourned at 10:35 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission