

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

PUBLIC MEETING

October 15, 2008

Chairman Doug Atkin called the Tooele County Planning Commission Meeting to order at 7:05 p.m.

1. *Roll Call / Members in attendance:*

Doug Atkin yes Joy Clegg no William Hogan yes
Bill Bergener yes Judy Jameson yes

Staff:

Kerry Beulter, Matt Hilderman

2. Approval of meeting minutes from September 17, 2008:

Doug commented that there were some confusing language within item #2 and the spelling in item #4. He asked that staff review those sections and bring the minutes back to the next meeting. All concurred.

3. CUP #08-00100015 Radell & Rachell Donnell, 5948 Bayshore Drive:

Matt explained that the applicant was Radell & Rachel Donnell. The application is for a conditional use permit to operate a home bakery. Matt presented the staff report to the commission. Staff has determined that this use falls within the ordinance's definition of a cottage industry. Staff does have some concerns in regard to parking, number of employees allowed, potential impacts to adjacent property owners including noise and possible odor. The applicant would like to turn the basement living space into a commercial bakery. Staff would recommend approval with eleven conditions. A maximum of four (4) employees, including the property owners. All customer visitations will be by appointment only. All customer parking will be on-site. The secondary use shall have the same address as the main dwelling. The operation shall not establish a storefront appearance. No commercial deliveries allowed. All signage shall adhere to the TCLUO Sign Regulations depiction of on-premise signs for Home Occupations. The establishment shall conform to all applicable codes and regulations from the North Tooele County Fire Department, Tooele County Health Department, the State of Utah Department of Agriculture and the Tooele County Building Dept. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel. Storage of equipment and supplies shall be within the dwelling, including delivery vehicles. Any changes or further expansion will not be allowed unless the Tooele County Planning Commission amends the permit. The commission had concerns with the potential for the business to expand beyond a cottage industry. They asked if the applicant was comfortable with the conditions recommended by staff. Applicant indicated that they were comfortable with the conditions and indicated that he had received necessary approval from the Department of Agriculture. Judy asked if the business has been operating prior to today. Applicant indicated that they had not. Applicant further stated that customers would be by appointment only. Judy also asked if they had been licensed. Applicant indicated that it was their understanding that they needed the conditional use permit to apply for licensing.

William made a motion to approve the CUP #08-00100015 Radell & Rachell Donnell, 5948 Bayshore Drive with the conditions as noted by staff 1-11. The motion was seconded by Bill.

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Verbal Roll Call:

Judy yes Bill yes William yes Doug yes

4. Adjournment:

Judy made a motion to adjourn. The motion was seconded by Bill. All concurred. The meeting adjourned at 7:18 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission