

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

PUBLIC MEETING

April 16, 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 William Hogan Bill Bergener

Staff:

Nicole Cline Vern Loveless Kent Page Matt Hilderman Mary Dixon

1. Approval of meeting minutes from March 5, 2008:

Bill made a motion to approve the meeting minutes from March 5, 2008. The motion was seconded by Joy. All concurred.

2. CUP #08-001-00005 Version Wireless-Co-locate on existing cell tower / AJR,LC,CFR-CR,L.C. & VAR LC:

The applicant is Verizon Wireless. The property owners are AJR, L.C., CFR-CR, L.C., & VAR L.C. Verizon Wireless is proising to co-locate on an existing cell tower with Cingular wireless co. On December 20th, 2006, CUP #06-100009 was approved by the Tooele County Planning Commission. CUP approval was for a 195' lattice tower. Construction will include: -12 alternating size antennas, -12' x 26' shelter to house equipment and backup generator. The location of the site was shown to the commission and how the tower would be constructed.

Bill made a motion to approve CUP # 08-00100005 Version Wireless – Co-locate on existing cell tower. The motion was seconded by Joy.

Verbal Roll Call:

Bill yes William yes Joy yes Doug yes

3. AMD PUD #06-03000010 Last Chance Ski-amendment to lot set backs:

The current setbacks for the RR-5 zoning district were explained to the commission. The proposed amended setbacks were also explained.

Bill made a motion to approve AMD PUD #06-03000010 Last Chance Ski-amendment to lot set backs. The motion was seconded by Joy.

Verbal Roll Call:

William yes Bill yes Joy yes Doug yes

4. Public Hearing:

Joy made a motion to recess the public meeting and open the public hearing. The motion was seconded by Bill All concurred. The public hearing opened at 7:10 p.m.

a) Rezone 07-030-00008 Rush Lake Ranches-MU-40 to RR-5:

Kent explained that this item was tabled in September 2007. The location of the rezone was shown to the commission. The proposal is to rezone the property from MU-40 to RR-5. Kent explained what the general plan envisioned this property to be. The area would be

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visual open space. Kent stated that once a rezone is approved the property owner has a vested right in the zone. Joy explained that when this item was tabled before we had concerns and questions that have not been addressed. Most rezones are acuminated with a concept plan now this rezone request has less than before. Joy stated that she does not like the way all of the other zones were skipped. The applicant stated that he was told that you rezone first then you do concept. Mr. Cook stated that some of the issues that have been brought up need to be addressed in the engineering part of this development. Mr. Cook stated that they do have a water right for culinary water it is an irrigation water right now they can transferred it over. Joy stated that she had a concern with this dense of a zone. Elise from state trust lands stated that they own land on the west and south side of this development. Elise stated that they could include their land in this but they our neutral on this rezone. Elise explained that the state owns forty acres and, in short, term there is nothing happening with the land. In the long term, they see that they may need to develop it. The state needs to protect the land for long term. Elise stated that cluster development would be supported. We need to preserve the open space. Joy stated that the only thing on the agenda is a rezone the commission needs to see a concept plan. Without a concept plan the applicant would be able to do what he wants after the rezone is in place. Leland Hogan stated that he is not aware that North Tooele fire district covers this area. He does not pay taxes; they have told him that they are not covered. Bill Bergener asked what Benches at South Rim was zoned. Nicole stated that it was zoned RR-5 and when they came in they came with a concept plan and a water system. Bill Bergener stated that he feels like the commission needs more information.ion. Mr. Cook stated that they went to two different fire agencies. They will have fire protection. Mr. Cook stated that at the last meeting he was confused, he thought that they would approve the rezone and the concept. Joy stated that the commission did not like the concept. Doug Atkin stated that when Benches at South Rim came in they came in with a concept, and other information for their development. Doug Atkin stated that every project has a different concept. Nicole stated that the plan that was brought in was an engineered drawing. That is not required in the counties ordinance. Nicole explained that the applicant could show a bubble plan. Joy explained that the commission needs to have a better concept plan. Doug Atkin stated that there are a couple of things to be considered. Doug stated that he feels like it is not fair to the applicant to have him do work if the rezone cannot be approved. Can we have visual open space on this parcel? We can ask the applicant to do some more work. If we do not want the zone, we need to tell the applicant. Joy stated that she feels like the applicant has not shown that they want to preserve open space. Doug explained that we need to give the applicant some direction. Joyce Hogan gave a background of how they were able to get their development done. Nicole explained that the Benches at South Rim development took five years; you need to have facilities in place that will help service a development. Joy stated that she is not playing favorites, she feels like an applicant needs to have what another applicants have provided. Bill Bergener stated that he feels like what Mr. Cook wants to do is good he just needs to come up with a better plan and he is also concerned at the water in the area. Vern explained to Mr. Cook what

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he needed to do with his water and how to change it over. Vern stated that the commission needs to protect the area for the better of the community. Doug stated that he has concerns with fire protection for this development. Nicole stated that the applicant can pursue this application or withdraw it and come back with another application. At this time, the applicant Glen Cook withdrew his application.

b) Adjourn public hearing and resume public meeting:

Joy made a motion to adjourn the public hearing and resume the public meeting. The motion was seconded by Bill. All concurred. The public meeting resumed at 7:35 p.m.

5. Rezone # 07-030-00008 Rush Lake Ranches-MU-40 to RR-5:

The applicant withdrew his application.

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

The applicant would like to divide this property into two lots. This application was tabled until some of the concerns on the property were addressed. The applicant has placed all of the requirements into the development. Cody Christiansen explained that the Radio Shack does have lights but they have not been turned on. There are light shields in place that points the glare from the lights towards the buildings. There is also a timer on the lights. Cody Christiansen stated that they were not aware that there were any problems they were not notified. The applicant is in compliance with what the county has asked him to do. Doug stated that with this planned unit development, they can place conditions on it, but once the conditions are met, they have no control. Doug stated that as a planning commission some of the issues they cannot address. Joy stated that she is not apposed to the amendment but possibly put conditions on it. Linda Vanwyck stated that she has concerns with the water drainage. Linda has talked to Bonneville and they have told her that they will do something but they have not. She would like something done with the water that drains onto her property. Nicole stated that we need to impose some conditions, for the fencing and the drainage. Kim explained that the timers on the lights started a week before the April 2nd meeting and the parking lights go off at ten pm. Kim stated that they are concerned with the lights being turned on again. Cody stated that the residents do say that they would like to put more fences up by Kravers. Cody stated that they could withdraw the applicant. Doug asked if the drainage system was adequate. Vern stated that he would like to look at the system.

Joy made a motion to approve AMD to PUD #07-02200016 Stansbury Village Shopping Center with the following conditions, that all lighting involved on entire commercial area be modified to what existing ordinance is in regard to vertical light. In regard to drainage, the drainage system be modified to comply with the ten-year storm plan, no water allowed over the curb to the west, retain water on site or directed to Village Blvd. Drainage plan approved by the county engine and constructed on site. The elevation of top of fence min six feet higher than top back of curb. Extend all along southwest property lines. No garbage collection before 7:00 a.m. When all conditions are met then

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the planning commission will sign the plat. The motion was seconded by Bill.

Verbal Roll Call:

William yes Joy yes Bill yes Doug yes

Other Business and Public Concerns:

Adjournment:

Joy made a motion to adjourn. The motion was seconded by Bill All concurred. The meeting adjourned at 9:05p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission