

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

PUBLIC MEETING

July 16, 2008

Chairman Doug Atkin called the Tooele County Planning Commission Meeting to order at 7:04 p.m.

Roll Call / Members in attendance:

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

Staff:

Vern Loveless Kerry Beulter Matt Hilderman Mary Dixon

1. Approval of meeting minutes from June 25, 2008:

Bill made a motion to approve the meeting minutes from June 25, 2008. The motion was seconded by Joy. All concurred.

2. Public Hearing:

b) REZ #08-03000004 James McConnell R-1-10 to C-S – Section 22, Township 2 South, Range 4 West:

Kerry explained to the commission where the rezone property was located in the Stansbury area. The applicant would like to rezone the property from R-1-10 to C-S. The applicant would like to place a dental office / office building on the property. Roads surround the parcel of ground. The back half of the lot is unbuildable. The surrounding parcels are zoned R-1-10 and C-S. Kerry explained that the general plan does suggest commercial development in the area. Kerry explained that in the Tooele County Land Use Ordinance 17-1-5 (2) it states that a, minimum yard setback requirements (for commercial) shall be established in the conditional use permit or PUD approval, except no commercial building shall be located closer than 50 feet to any residential district boundary line or to any street line which continues as frontage into a residential district. Kerry explained there was a small strip of ground that would act as a buffer, giving the applicant the 50 feet needed for an easement. Kerry showed the commission how the building would be layout on the property, and where the driveway would be located. Kerry explained that this piece of ground would be developed as a planned unit development. Staff does support this rezone request. Joy expressed some concerns with the clearview zone for the road. Doug asked if the entrance to the lot could be moved further north. James McConnell stated that he could move the entrance to the north.

Joy made a motion to adjourn the public hearing and resume the public meeting. The motion was seconded by Bill. All concurred. The public hearing adjourned at 7:24 p.m.

4. REZ #08-03000004 James McConnell R-1-10 to C-S – Section 22, Township 2 South, Range 4 West:

Bill made a motion to recommend approval of REZ #08-03000004 James McConnell R-1-10 to C-S – Section 22, Township 2 South, Range 4 West, to the board of county commissioners. The motion was seconded by Joy.

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Verbal Roll Call:

Joy yes William yes Bill yes Doug yes

William made a motion to recess the public meeting and reopen the public hearing. The motion was seconded by Joy. The public hearing reopened at 7:26 p.m.

b) AMD General Plan #08-03500001 Tooele Valley Road Plan Chap 13 pg 3:

The current road plan for Tooele County was shown to the commission. The new road plan was also shown to the commission. Vern explained some of the roads and accomplishments that have been completed in Tooele County. Vern explained that this is just a plan and just because it is on the road plan does not mean that it will happen. Some of the new roads that had been added to the plan were explained to the commission. Silver Avenue that is located in the Stockton area has been completed. Doug Atkin stated that just because it is on a map or in a plan does not mean that it would happen. Vern explained some of the roads that he would like to build or extend in the Erda area. This plan should have been updated and drawn out years ago. Joy stated that she would like to see the large agriculture areas preserved. Vern showed the commission some other road plans that Tooele City and Grantsville City had done. William Hogan asked about erasing some roads from the plan that no longer existed. Vern asked the commission not to make a decision on this until all of the comments and concerns have been addressed.

Joy made a motion to adjourn the public hearing and resume the public meeting. The motion was seconded by William.

3. AMD General Plan #08-03500001 Tooele Valley Road Plan Chap 13 pg 3:

Joy made a motion to table AMD General Plan #08-03500001 Tooele Valley Road Plan Chap 13 pg3, until all the comments and concerns have been received. The motion was seconded by William.

Verbal Roll Call:

William yes Bill yes Joy yes Doug yes

Adjournment:

Joy made a motion to adjourn. The motion was seconded by William. All concurred. The meeting adjourned at 8:43 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission