

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

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**PUBLIC MEETING**

**September 17, 2008**

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

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

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

***Staff:***

Vern Loveless, Kerry Beulter, Kent Page, Matt Hilderman, Mary Dixon

**1. Approval of meeting minutes from September 3, 2008:**

Joy made a motion to approve the meeting minutes from September 3, 2008. The motion was seconded by Judy. All concurred.

**2. AMD to PUD #1013-05 Saddleback Partners Phase 2:**

This application is to amend PUD #1013-05 Saddleback Partners Phase 2. The applicant is Beaver Creek Investments. The area for this fast food development was approved as phase two of this planned unit development. The setbacks would be 20 feet from all roads and 10 feet from the side yards. The applicant would like a modification to the exit onto Arimo road, with a right turn only, with there being 29 feet from the intersection instead of 50 feet. Staff explained that they did not have a problem with the modification. The commission had some concerns with the exit being too close to the intersection and traffic turning onto Arimo road. Staff explained that they did not have a problem with the 29 feet. Staff explained that the applicant is asking to put in 34 parking stalls instead of the required 39. The applicant would like to request an increase to the pole sign area, from the permitted 56 square feet to 225 square feet (15' x 15'). Cary Dunn explained to the commission how the traffic would flow on to Arimo road. Doug stated that he could see why the developer would like the right turn exit only onto the road.

Joy a motion to approve the AMD to PUD #1013-05 Saddleback Partners Phase 2, as presented by staff with the sign being 225 square feet, 34 parking stalls and the modification to the exit. The motion was seconded by Bill.

Verbal Roll Call:

Joy yes Judy yes Bill yes William yes Doug yes

**3. AMD to CUP #07-00100017 Mark Steinagel:**

The applicant is Mark Steinagel. This application is for an amendment to the existing CUP, pertaining to the dance studio located on the residential parcel. The request is to move the location of the dance studio from a below grade garage space to an accessory structure. Mr. Steinagel stated that the measurements would be 42' x 30' and constructed of same material, roofline and architectural appeal. Accessory structure would also be no higher than the primary structure. There will be a breezeway to connect it to the existing house. The structure will be a dance studio and not a garage. Mr. Steinagel stated that this will cost more but with the issues that have come up with the building department this will be better in the end.

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The commission asked Mr. Steinagel about adding another day to his already approved days. Mr. Steinagel stated that he would like that.

Joy made a motion to approve the AMD to CUP #07-00100017 Mark Steinagel with staff recommendations, with the addition of classes being held on Tuesday, Wednesday, Thursday, and Friday, and the hours being 3:00 p.m. to 5:00 p.m. & 6:00 p.m. to 8:00 p.m. The motion was seconded by William.

Verbal Roll Call:

Joy yes Judy yes Bill yes William yes Doug yes

Joy made a motion to recess the public meeting and open the public hearing. The motion was seconded by Judy. The public hearing opened at 7:40 p.m.

**4. PUBLIC HEARING**

**(a) Amendment to Land Use Ordinance #08-04300002 – Table 17A-5-3-9, 7-1, Change from allowing self service outside storage to not permitted in the C-T zone:**

Matt explained that this amendment is to remove storage units from the C-T zone. The commercial tourism was a special zoning district created to provide areas catering to the traveling public where commercial retail and services can be provided to accommodate tourism. The C-T zone is intended to promote and support the economic development of Tooele County. Providing such support would consist of businesses and recreational venues that capitalize on this zoning district. Some of the businesses that could be placed in this zone are, Hotels/motels, Auto malls, RV parks, Specialty vehicle shop, Restaurants, Convention center, Commercial retail, Night club / social club. This zone caters to the Deseret Peak area. As of now, there is no development in this zone. Nicole Cline has had individuals asked about placing storage units in this zone. Storage units are not the anticipated activity to reflect the outlook for future development within the C-T zoning district. Tooele County Engineering department and the Tooele County Economic Development department recommend that storage units, within the C-T zoning district, be prohibited.

William made a motion to adjourn the public hearing and resume the public meeting. The motion was seconded by Joy. All concurred. The public hearing adjourned at 7:45 p.m.

**5. Amendment to Land Use Ordinance #08-04300002 – Table 17A-5-3-9, 7-1, Change from allowing self-service outside storage to not permitted in the C-T zone:**

Joy made a motion to recommend approval of Amendment to Land Use Ordinance #08-04300002 – Table 17A-5-3-9, 7-1, Change from allowing self-service outside storage not be permitted in the C-T zone, to the board of county commissioners. The motion was seconded by William.

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Verbal Roll Call:

Joy yes Bill yes Judy yes William yes Doug yes

**Adjournment:**

Joy made a motion to adjourn. The motion was seconded by William. All concurred. The meeting adjourned at 7:50 p.m.

**APPROVAL:**

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**Chairperson, Tooele County Planning Commission**