

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

PUBLIC MEETING

May 21, 2008

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

Roll Call / Members in attendance:

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

Staff:

Vern Loveless Kent Page Matt Hilderman Mary Dixon

1. Approval of meeting minutes from May 7, 2008:

Joy made a motion to approve the meeting minutes from May 7, 2008. The motion was seconded by Bill. All concurred.

2. AMD CUP #08-00200002 LP Investments LLC:

The applicant is LP Investments, LLC. The location is NE of Interstate 80. The applicant would like to amend the height limitation. Matt explained that the CUP was approved on November 7, 2007. With the maximum height of 25 feet above the grade of the edge of the traveled way or ground level, whichever is higher. Request to amend the height adding an additional 15 feet to a maximum height of 40 feet. The reason the applicant would like to increase the height is to, deter vandalism and provide increased safety, limits visibility due to height limit on sloped grade and natural barriers. Staff conducted a field inspection and determined that the property slopes to the West, possibly encouraging unauthorized access and raising concerns of vandalism, general welfare of violator(s), and safety of the overall structure. Staff researched the sign located to the South and found the billboard was constructed by the same company, Comax Sign Company. The sign reaches a maximum height of 55 feet and constructed before the sign regulations were implemented in July 2002. Staff feels an increased height limitation would: Be more compatible with the existing billboard signs by providing an adequate and safe line of sight. Conformity with existing billboard signs providing a better aesthetic appeal. Deterring unauthorized access by increasing safety. Recommendation: Adhere to the Uniform Tooele County Zoning Ordinance Chapter 24-8-8 billboard (off-premise advertisement) sign. The maximum height limit changed from 25 feet to 40 feet, measured from the highest point of the sign to the surface grade beneath the sign. Receive permit agreement from the Utah Department of Transportation (UDOT). Doug asked what the dimensions of the sign were. Doug stated that he was asking this so that he could see how high the sign would have to be to detour vandalism. The commission discussed if they had the authority to change the height of the sign. They stated that the sign ordinance did not state that they could alter the height.

Joy made a motion to deny the AMD to CUP #08-00200002 LP Investments LLC. The motion was seconded by Bill

Verbal Roll Call:

Joy yes William no Bill yes Doug yes

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PUBLIC HEARING

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3. Public Hearing

Bill made a motion to open a public hearing. The motion was seconded by Joy. The public hearing was opened at 7:20 p.m.

(a) PUD / REZONE #07-02200017 Stansbury Parcel 9G from C-G to C-N, Parcel 9H from M-D to RM-7, Parcel 9I from M-D to RM-7, Parcel 9J from M-D to R-1-10, Sections 16 & 17 Township 2 South Range 4 West:

This item was previously tabled on February 6, 2008 in a public hearing. The major concern was access to and from SR 138. The applicant is Leucadia Financial Corporation, Delaun & W.W. Blake, C & J Warr Family Properties; the developer is Leucadia Financial Corporation. Kent explained the revised master plan for parcel 9 to the commission. The developer would like to rezone approximately 181.64 acre. Kent explained what the developer would like to rezone each phase of the development too. (8B 64 lots, 2.93 u/ac, no zone change requested), (9G Commercial Neighborhood), (9H, 249 u, 5.23 u/ac, 104 multi; 145 single), (9I, 196 u, 5.18 u/ac, 81 multi; 115 single), (9J, 166 u, 2.60 u/ac), North Park 29 ac, Boat Park (8B) 1.3 ac, Park (9I) 3.3 ac, Detention (9J) 1.9 ac, Open Space (9J) 17.9 ac, Total Units: 675, Net Density: 4.61 u/ac, Gross Density: 3.38 u/ac. Staff feels like this proposal is favorable for the area and the road in the area. Doug asked when we talk gross density are we including the parks and open space area. Kent stated that was correct. Jim Ward gave more detail on what would be located in the different parcels. Jim Ward explained that he would like to place storage units in the commercial however, they are not allowed. Jim Ward stated that if they go to the RM-7 zoning then they would like to have a development agreement. Bill asked about the roads in the development. Jim Ward explained the layout of the roads and there is access to homeowners onto the roads.

(b) Adjourn public hearing

Joy made a motion to adjourn public hearing. The motion was seconded by William. The public hearing adjourned at 7:45 p.m.

4. PUD / REZONE #07-02200017 Stansbury Parcel 9G from C-G to C-N, Parcel 9H from M-D to RM-7, Parcel 9I from M-D to RM-7, Parcel 9J from M-D to R-1-10, Sections 16 & 17 Township 2 South Range 4 West:

Bill made a motion to approve PUD #07-02200017 Stansbury Parcel 9 based on the new concept plan submitted tonight with a development agreement, Parcel 9G zoning to remain C-G with a height limitation, and approve the rezone to Parcel 9H from M-D to RM-7, Parcel 9I from M-D to RM-7, Parcel 9J from M-D to R-1-10, Sections 16 & 17 Township 2 South Range 4 West, and the park to be rezoned from M-D to C-N. The motion was seconded by William.

Verbal Roll Call:

Bill yes William yes Joy yes Doug yes

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Adjournment:

Joy made a motion to adjourn. The motion was seconded by Bill. All concurred. The meeting adjourned at 7:47 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission