

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

PUBLIC MEETING

June 25, 2008

Chairman Doug Atkin called the Tooele County Planning Commission Meeting to order at 7:00 p.m.

Roll Call / Members in attendance:

Doug Atkin Joy Clegg William Hogan Bill Bergener

Staff:

Nicole Cline Matt Hilderman Cindy Coombs

1. Approval of meeting minutes from May 21, 2008:

Joy made a motion to approve the meeting minutes from May 21, 2008. Motion seconded by Bill Hogan. All concurred.

2. CUP #08-00100010 Beehive Wireless – Cell Tower, Sec 17, 2 So. 4 W.

Matt stated that the applicant is looking to construct a wireless internet tower. The tower is planned to be 100' high and 35' is the limit without a CUP. The current land use zoning allows a tower to be constructed. Staff expressed some concern about the continued growth within the Stansbury Park area. This tower would be located only 1850' away from current residential so staff would like to see a 220' by 220' site construction around this tower. This proposed area would make sure that the tower would remain within its proposed boundaries even if it fell down. Staff would also like to have a conservation easement or deed restriction to be provided that will prohibit any use or structure from being placed on the property.

Bill Hogan made a motion to approve with staff recommendations and fencing 50' from the tower along with the 220' by 220' easement. Motion seconded by Joy.

Verbal roll call:

Bill Hogan – yes, Bill Bergener - yes, Joy – yes, Doug - yes

3. CUP #08-00100011 Beehive Storage LC – Lake Point

Applicant is requesting a housing facility for on-site security of their storage facility. The building would have an office, etc on bottom floor with an apartment on the top floor. Staff recommends approval.

Joy made a motion to approve with staff recommendations. Motion seconded by Bill Bergener.

Verbal roll call:

Bill Bergener – yes, Bill Hogan - yes, Joy – yes, Doug - yes

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4. PUD #07-00100015 Mayla P. Warr – Final Plat

Matt showed the proposed final plat for the PUD that has previously been shown. This PUD is to provide a seminary building for the Church of Jesus Christ of Latter-day Saints. There will be a temporary cul-de-sac until future development comes into play.

Bill Hogan made a motion to approve with staff recommendations. Motion seconded by Joy.

Verbal roll call:

Joy – yes, Bill Hogan – yes, Bill Bergener, Doug - yes

5. Discussion on meeting scheduled for July 2, 2008

There is nothing on the agenda so this meeting is cancelled

6. Report from Hale Engineering about accessibility study on Highway 112 & 138

Ryan Hales (Hale Engineering) presented current findings regarding access and mobility for Highway 112 and Highway 138. Minimizing access points helps facilitate mobility. Access management techniques: traffic signal spacing, unsignalized access spacing, corner clearance criteria, median treatments, left-turn lanes, and frontage roads. Consolidating accesses helps eliminate extra cars on and off a highway. Accesses should not be placed within the “functional area” of an intersection. Traffic congestion and accidents can be reduced by limiting accesses to arterial roads.

7. Roddy Sharp requesting determination by planning commission for a subdivision

Matt explained that the son of Roddy Sharp (Kevin Jensen) came into the Engineering office to look into the possibility of subdividing land currently owned by his father. No application was made so staff did not make a determination of approval or disapproval. Matt showed a map that the applicant presented of what they are considering. He added that minimum frontage on a public road is 25’. The applicant meets this by a driveway access only. According to the Tooele County Land, use Ordinance, Chapter 2 (107): “Frontage” means the horizontal distance between the side lot lines measured at the point where the side lot lines intersect the street right-of-way. All sides of a lot that abuts a street shall be considered frontage. On curvi-linear streets, the arc between the side lot lines shall be considered the lot frontage. (152) “Lot, restricted” means a lot or parcel having an average slope of 30 percent or more or which does not contain a buildable

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area of at least 75 feet by 100 feet, such lot being prohibited as a building site. (149) “Lot line, front” means the lot line adjoining the street for an interior lot; for a corner lot or through lot, the lot line adjoining either street, as elected by the lot owner. Chapter 4 -3 states: In the residential and rural residential zoning districts, no lot shall be created which is more than three times as deep as it is wide. In rural residential zoning districts, a special exception thereto may be granted by the board of adjustment if it can be shown by the applicant that a deeper lot represents the most judicious configuration of the property, but in no case shall the exception be granted for more than five lots in any subdivision, neither shall it create a lot more than five times as deep as it is wide.

Joy stated that ordinance requires that all lots must be fronted on a dedicated or approved road except residential lots, which may front on a private road. After some discussion, Doug stated that the next step for this is to formally make application to the Engineering Department. The applicant does not want to pay the \$500.00 fee. The applicant added that the County Attorney agrees with the applicant; not staff. Joy asked the applicant if they had anything in writing from the County Attorney. As of this meeting, they did not. Doug added that until application is made, there is nothing that the planning commission can do. If staff makes a decision that is not agreeable to the applicant, then the process will continue to the planning commission, appeals authority, etc.

Adjournment:

Bill Bergener made a motion to adjourn. Motion seconded by Joy Clegg. All concurred. The meeting adjourned at 8:35 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission