

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

PUBLIC MEETING

September 2, 2009

Bill Hogan called the Tooele County Planning Commission Meeting to order at 7:05 p.m.

Roll Call / Members in attendance:

Joy Clegg	Judy Jameson	Jill Thomas	David Gibby
Bill Hogan			

Staff: Kerry Beutler Cindy Coombs

1. Approval of meeting minutes from August 5, 2009

Joy made a motion to approve the meeting minutes from August 5, 2009 with the changes requested. Motion seconded by Jill. All concurred.

2. Presentation of Utah Sports Academy

Dean Gonzales stated that this is a proposed public sports academy. Dave Hansen (Bountiful resident) is a volunteer for this project. He stated that many currently operating sports centers use public funds to support them and this can cause financial problems. He added that this is a proposal that includes private donors and local businesses who will be participating with funding. The land is located off Hwy 138 and they are currently working on securing the land. The sports academy will provide facilities for a large variety of groups and families.

Joe White stated that the reason he is addressing this issue is that this proposal will require a revisit of Parcel 9 Subdivision. Joe would gift the land for this facility to the sports academy in return for the County allowing him an additional amount of residential units.

3. Public Concerns

Bill Hogan expressed concern over Tooele Valley Reddy Mix and their CUP regarding reclamation.

4. Ex Parte Communication training

Kerry explained that training is required to be done yearly for planning commissions. Today's training will be on ex parte communication.

Ex parte communication is a direct or indirect communication/contact on the substance of a pending case without the knowledge, presence, or consent of all parties involved in the matter.

If there are opposing parties involved in land use litigation with the County:

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- ❖ Communication/contact with Planning Commission members prohibited.
- ❖ Planning Commission members shall not participate in:
 - 1) site or office visits
 - 2) electronic communication
 - 3) written communication
 - 4) verbal conversation (face to face/telephone)
 - A. any individual or representative (to include)
 - a) plaintiffs
 - b) claimants
 - c) defendants

Applicant and opposing sides:

- ❖ Planning Commission members shall be restricted from ex parte contact:
 - 1) Requests (to include)
 - A. Conditional Use Permits, Planned Unit Developments, Subdivision, or Exception to the Land Use Ordinance
 - 2) site or office visits (County Attorney clarification)
 - 3) electronic communication
 - 4) written communication
 - 5) verbal conversation (face to face/telephone)
 - A. any individual or representative (to include)
 - a) applicants
 - b) representatives
 - c) opposed entity or company

If ex parte contact occurs:

- ❖ Disclosed at the next meeting
- ❖ Planning Commission member shall neither participate in the discussion nor vote on the matter.

Receipt of written information (permitted):

- ❖ Disclosed at the next meeting
- ❖ Submitted as part of the record of the meeting

SIGN REGULATIONS

Kerry stated that a revisit to the County sign regulations might be in order. The current regulation states:

24-4-4. Prohibited sign devices.

Following sign devices used to attract pedestrian or vehicular attention are prohibited in any zone:

- a. **Hot or cold air balloon or inflatable, except allowed for temporary signs or part of grand opening or special promotion.**
- b. **Any sign which flashes, blinks, chaser lights, moves in any way, except message**

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**centers for public service info, courtesy info. & community events. NO
COMMERCIAL MESSAGE OR ADVERTISING.**

- c. **Statuary likeness or suggestion to product or logo.**
- d. **Projecting signs.**
- e. **Snipe sign.**
- f. **Rapid spinning wind-driven.**
- g. **Temporary signs, except where allowed.**
- h. **Signs on bus benches.**
- i. **Any truck, trailer, or other vehicle conspicuously or regularly parking on- or off-premise with an advertising message or logo displayed to attract attention to a business, product or promotion.**
- j. **Graffiti**
- k. **Spotlights directed into the night sky except for temp., promotional period**
- l. **“A” frame, sandwich board, or other portable sign**
- m. **Portable trailers or flashing signs**
- n. **Any sign which emits an audible sound, odor or visible substance**
- o. **Off-premise signs**

2. No person shall paint, mark or write on, post or otherwise affix any hand-bill or sign to or upon any sidewalk, crosswalk, curb, curbstone, park strip, street lamp post, hydrant, tree, shrub, tree stake or guard, railroad trestle, electric light or power or telephone or telegraph or trolley wire pole, or wire appurtenance thereof or upon any lighting system, public bridge, drinking fountain, life saving equipment, street sign or traffic sign

24-6-1. Temporary Signs.

- 1. Not be placed in or over public right-of-way, flash, blink, spin, rotate, hazard, or public nuisance.**
- 2. Not be a snipe sign.**
- 3. Must be firmly secured to building or ground.**
- 4. May be attached to existing permanent sign for grand opening purpose.**
- 5. May cover existing permanent sign if ownership has changed.**
- 6. Off-premise temporary sign not allowed except for real estate purposes.**

24-6-2. Permit application requirements.

Requires a sign permit application (\$25.00) along with plot plan, length of time, business license, addresses, phone number, contractor licenses and value of sign.

24-6-3. Business related temporary sign.

Temp. sign for initial opening, relocation, or change of ownership. Allowed for no more than 60 days.

Two (2) signs allowed, banner and portable sign accepted.

Special promotion's only for two (2) periods per year, lasting only seven (7) days per each length.

Banner or portable sign accepted.

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**Liquidation of inventory. Allowed for no more than ninety (90) days.
Banner or portable sign accepted.**

24-6-4. Community event banners.

Thirty (30) day temporary, permit for non-profit & non-partisan event, such as:

Benson Grist Mill

Non-profit athletic/recreation leagues

Tooele County Fair

Cultural or arts events

Desert Peak Complex

Only allowed seven (7) total signs and separated by no less than one (1) mile

Removed within two (2) days upon conclusion of event

Zoning administrator may defer decision to planning commission for questionable application.

Some discussion ensued with Joy volunteering to handle sign enforcement over the weekend. After the discussion, Kerry mentioned that listening to the comments by the commission, it sound like the current sign ordinance is a good base with some possible changes in the future.

ADJOURNMENT:

Joy made a motion to adjourn the meeting. Motion seconded by Judy. All concurred. The Tooele County Planning Commission meeting adjourned at 8:05 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission