

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

PUBLIC MEETING

November 4, 2009

Bill Hogan called the Tooele County Planning Commission Meeting to order at 7:00 p.m.

Roll Call / Members in attendance:

Joy Clegg	Judy Jameson	Bill Bergener	Jill Thomas
Bill Hogan			

Staff: Kerry Beutler Kent Page Matt Hilderman Cindy Coombs

1. Approval of meeting minutes from October 7, 2009

Joy made a motion to approve the meeting minutes from October 7, 2009. Motion seconded by Judy. All concurred.

Recess Public Meeting and Open Public Hearing

Joy made a motion to recess the public meeting and open the public hearing. Motion seconded by Jill. All concurred.

2. REZ 09-03000007 Amendment to the Tooele County Zoning Map from Residential 10,000 sq ft minimum (R-1-10) District to Multiple Residential 7,000 sq ft minimum (R-M-7) District for property in the southwest quarter of Section 9 and the northwest quarter of Section 16, Township 2 South, Range 4 West, Tooele County, located north of Porter Way in Stansbury.

Leucadia Financial is the property owner and Joe White is their agent. Kent explained that last year Leucadia had this area rezoned. Leucadia is now requesting an additional 150 units in exchange for donation of five commercial acres to the Utah Sports Academy for the construction of a sports facility.

Joy stated that she feels that this issue should not be addressed until the CUP has been decided upon for the sports facility. Kent stated that the rezone application was deemed complete in time for this meeting but the CUP was not turned in until last week so the deadline had passed for that item to be on this agenda.

Joe White explained that he was approached by the Utah Sports Academy for ideas of property availability. Leucadia had this property available and an appraisal done to determine the value of donating this 5-acre piece. Comparisons were made as to how many additional lots would be needed to make up for the value of this exchange. He added that there are two roads that go into Parcel 9J and more can be engineered if needed. He does not believe that there will be a greater impact to SR 138. Joe added that this proposal keeps them under the total amount of home lots that are available with the current zoning that is in place.

Joe went on to add that the CUP application has many technical items that will be addressed and funds for that are quite great so he wants to make sure the rezone is in place before money is put out on these CUP requirements. He stated that the planning

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Commission can place certain conditions on that application when it comes forward.

Many questions and concerns ensued from the commission and Joe White.

Renee Milne, Vice-principal of Stansbury High School, feels that the students would use this facility for the pool and swimming competitions.

Glen Oscarson, resident of Stansbury Park, stated that this proposal would be a “God send for them.” He added that the proposed site for the facility is a good one.

Dan Peterson, swim coach of Stansbury High School, believes this could be a great thing for the students and community. Currently the students are sharing pool space with two other schools.

Brian Bennett, resident of Stansbury Park, expressed concern over whether the lots would be for apartments or for single-family dwellings. He does not want apartments. He added that there are not enough streetlights and the area needs to be lighted better with additional traffic if this facility is built.

Dave Hansen, Utah Sports Academy, stated that they are a non-profit corporation. Funding will be strictly private donors without any public funding.

Joe White stated that he believes the fact that there are not more people who are against this issue means that the public is okay with it.

With all of the problems that the planning commission and Joe White have been addressing, Dave Hansen stated that they are formally withdrawing their CUP application for the sports facility.

John Beagley, resident of Erda, is not sure what the proposal being presented is about. He stated that he has not had good dealings with Leucadia in the past. He added that traffic and lighting would become bigger problems. He also would like to see more of the planning commission members take part in the discussion.

Brian Bennett, feels that the recreational facility should be looked at and not put aside.

Elizabeth Dalton, assistant swimming coach for Stansbury High School, stated that having to share the Tooele City Pool is a problem and the sports facility would take care of that issue.

Glen Oscarson feels that this issue should be discussed and not thrown out at this meeting.

John Peterson, working with Team USA as a contractor who would be building this facility stated that he personally knows that the funding is definitely in place.

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Bill Hogan read a letter that was sent to staff regarding this application stating they were against this rezone.

Recess Public Hearing and Open Public Meeting

Judy made a motion to recess the public hearing and open the public meeting. Motion seconded by Jill. All concurred.

3. REZ 09-03000007 Amendment to the Tooele County Zoning Map from Residential 10,000 sq ft minimum (R-1-10) District to Multiple Residential 7,000 sq ft minimum (R-M-7) District for property in the southwest quarter of Section 9 and the northwest quarter of Section 16, Township 2 South, Range 4 West, Tooele County, located north of Porter Way in Stansbury.

Jill stated that she does read the things she received in the mail. Bill Bergener added that he listens to all the comments and recommendations presented before he makes a decision.

Joy read from the General Plan stating that the current valley is over zoned and should consider down zoning.

Bill Bergener made a motion to table this rezone request until such a time as the development agreement is reworded and approved stating that the 150 additional lots would not have a foundation placed on them until the sports facility is complete and operational. Motion seconded by Joy.

By verbal, roll call:

Jill – yes, Bill Berger – yes, Judy – yes, Joy - yes, Bill Hogan - yes

4. Public Concerns

Joe White requested that the planning commission consider meeting on November 18th to speed this application up. The planning commission decided that they do not want to schedule an additional meeting. He also expressed that he feels that he has been treated unfairly.

Ed Shaw, resident of Pleasant Grove, stated he has never seen a planning commission insult the staff. He hopes he will not see that again.

John Peterson said that when he does a project, he hires locally so the community benefits. He added that they are under a critical time line and needs an answer quickly.

Bill Bergener made a motion to hold a special meeting on November 18th. Motion seconded by Joy. All concurred.

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ADJOURNMENT:

Bill Bergener made a motion to adjourn the meeting. Motion seconded by Joy. All concurred. The Tooele County Planning Commission meeting adjourned at 8:55 p.m.

APPROVAL:

Chairperson, Tooele County Planning Commission