

**MINUTES
OF THE REGULAR MEETING OF THE
TOOELE COUNTY PLANNING COMMISSION
HELD APRIL 5, 2017**

1. Chairman Lynn Butterfield called the meeting to order at 7:00 p.m. The time, place and agenda of the meeting had been provided to the Tooele Transcript Bulletin and to each member of the governing body by delivering copies of the notice and agenda at least two days before to each of them.
2. **Roll call** was taken by Linda Orr showing Lynn Butterfield, Cameron Spencer, Larry Brown, Martie Leo, John H. Wright, Curt Jensen and Michael Donovan present, with Mark Nelsen, and Blaine Gehring representing the county present. Also present were Randall Jones, Peter Gamvroulas, Bart Powell, Jack Walters, Tim Knudsen, Neil Carperter, Bruce Steadman and Barb Knudsen.
3. **Approval of Meeting Minutes from March 1, 2017.** The copy of the minutes received by the Planning Commission had an incorrect date. It was moved by Larry Brown that the minutes be approved with the correct date. The motion was seconded by John H. Wright with Martie Leo abstaining and all others voting to approve.
4. **SUB 2016-14 Bridle Walk Acres Phase 2 preliminary and final plat.** Staff report was given by Blaine Gehring. He explained the fire departments requirement for a second access in subdivisions with more than 30 lots. It was pointed out on a plat where that second access would be. Martie Leo asked to be shown where the primary access would be located. Blaine Gehring pointed out where the access was located. There was discussion about the location of the roads in both phase 1 and phase 2. It was explained that the development met the requirements of the fire department. Cameron Spencer also questioned the one lot that was smaller than 1 acre. It was explained that the lot was smaller before the subdivision so it was considered a legal non-conforming lot. A motion was made to approve the subdivision by Martie Leo with Larry Brown second. A roll call vote was taken with all approving.
5. **SUB 2017-01 Stansbury Place PUD Phase 6 preliminary plat.** Staff report was given by Blaine Gehring. The location of the subdivision was explained. An explanation was given for the smaller lots than allowed by zoning in that area. Questions were asked about open space and trails in the PUD. It was answered that Randall Jones of the Stansbury Park Improvement District had approved the plat. It was explained that the open spaces were located in other subdivisions that were included in the development agreement but not in this subdivision. A motion was made to approve the subdivision by John H. Wright with Larry Brown second. A roll call vote was taken with all voting to approve.

6. **REZ 2017-03 Rezone of the Jack Walters and Bart Powell property from RR-1 to R-1-10.** A motion was made to open the public hearing by Cameron Spencer with Martie Leo second. All approved. Staff report was given by Blaine Gehring. Blaine Gehring explained where this rezone was located and he also explained the conservation subdivision which required a conservation easement to allow for smaller lots which is in the area. He also explained that the developer wanted to establish smaller lots because of the need to connect to water and sewer. Lynn Butterfield explained that the property in the conservation easement was being farmed by Charlie Warr. Questions were asked about the conservation easement. Questions were asked about Bates Canyon Road and the access to the road. The location of access roads was explained. Distances between the roads were questioned and answered. It was explained how the development of Bates Canyon Road would be accomplished. Bruce Steadman commented that he felt that the rezone should be denied. He did not feel that smaller lots would be in compliance with the rest of the lots being developed in the area. It was explained that the Symphony Homes development going in on the east would also be smaller lots. Bart Powell the developer explained his desires. More questions were asked about the location of a Quonset hut which encroached on the property. Barb Knudsen also expressed concerns about the smaller lots and the location of the hut. She also expressed concerns about the road. Tim Knudsen also had concerns about the conservation easement. Jack Walters explained the situation with the sewer and water in that area and explained that they had wanted to have larger lots but the cost would not allow that possibility. A motion to close the Public Hearing was made by Cameron Spencer with Martie Leo second. A vote was taken with all approving. Discussion continued among the commission members. A motion to approve the rezone was made by Michael Donovan with Cameron Spencer second. A vote was taken with Larry Brown voting no and all others voting to approve.
7. **Public Concerns.** Gordon Beals came forward with a letter for the Planning Commission for their information. Lynn Butterfield stated that a draft of the ordinance concerning the number of animals in the county had been prepared and would be distributed to the commission members for their consideration. Lynn Butterfield explained that at the next meeting the commission members would have a discussion on the findings and that at a future meeting they would take comments from the public. Blaine Gehring also stated that at the next meeting a final draft of the CRMP would be on a public hearing and presented for consideration for the May 3 Planning Commission meeting. Lynn Butterfield stated that the Health Department would be invited to speak and explain their position on water and sewer in the county at the next Planning Commission Meeting. A motion was made to adjourn by Cameron Spencer with Martie Leo second.