

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

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**PUBLIC MEETING**

**May 1, 2013**

Vice-Chairperson Bryan Coulter called the Tooele County Planning Commission Meeting to order at 7:00 p.m.

Staff: Kerry Beutler, Kent Page, Cindy Coombs

**1. Roll Call: Bill Hogan, Bryan Coulter, Jill Thomas, Martie Leo, Julie Pawlak – by phone**

**2. Approval of meeting minutes from April 3, 2013**

Jill made a motion to approve the minutes as written. Motion seconded by Martie. All concurred.

**3a. PUD-2012-04 Benson Mill Crossing Phase 6 PUD Final Plat, a 30 lot single-family residential subdivision, located north of and adjacent to Brigham Road east of Stansbury Parkway**

Kerry showed a map of phase 6 that had previously been approved for preliminary at the last meeting. The applicant has met all requirements for each step and staff recommends approval.

Bill wants the lot buyers to be aware of the land drain at the sale of their lot so they are told of the needed maintenance.

Nick Mingo, Ivory Development, said that he was fine with that requirement.

Jill asked whether the lots would be connected and Nick stated that they would.

Bill made a motion to approve PUD-2012-04 with staff recommendations and stipulation that buyers be made aware at sale of maintenance for the land drain. Bill also added that the setbacks be as stated on the preliminary plat. Motion seconded by Jill.

By verbal roll call: Martie – yes, Jill – yes, Julie – yes, Bill – yes, Bryan - yes

Motion passed.

**3b. PUD-2012-05 Benson Mill Crossing Phase 7 PUD Final Plat, a 30 lot single-family residential subdivision, located north of and adjacent to Brigham Road east of Stansbury Parkway**

Kerry stated this phase is the addition of 18 townhomes along with construction Vancott

Way which will be a public right-of-way along with Alcott Way which will be a private right-of-way. Snow removal will be done by the homeowner's association. Homeowners will sign that they are aware of the snow removal issues on Frost Lane.

Bill made a motion to approve PUD-2012-05 with staff recommendations and conditions required at preliminary. Motion seconded by Jill.

By verbal roll call: Martie – yes, Bill – yes, Jill – yes, Julie – yes, Bryan - yes

Motion passed.

**3c. SUB-2013-02 Preliminary Plat for Northport Village, Phase 1, a 20 lot subdivision, located south of and adjacent to State Road 138, west of Delgada Lane**

Kent explained that the developer is Henry Walker Homes and the current zoning RM-7. The location is just south of State Road 138 and just west of Delgada Estates subdivision. This application is just for the first phase which will be 20 lots. Staff met with UDOT and the developer regarding another access onto State Route 138. UDOT stated that they weren't necessarily in favor of and additional access.

Bryan asked if there were accel and decal lanes on State Road 138. It was verified that this is the case.

The applicant stated that there will only be 59 lots instead of the proposed 62 with the application.

Leslie Mascaro, Henry Walker Homes, stood up and stated that she will answer any questions.

Jill asked about the required development agreement. Kent stated that the development agreement is usually turned in and recorded with the final plat. Kerry added that staff would like the commissioners to put together their suggestions and thoughts that they want to have as part of the development agreement.

Jill asked about whether the Stansbury Service Agency was in favor of the open space.

Leslie added that Henry Walker Homes will be putting a sound barrier wall next to State Road 138.

Martie asked whether the applicant sells the property before 40 homes are built when the connection to Schooner Lane would be made. Leslie stated that the requirement to connect with Schooner Lane is listed as part of the development agreement.

Randall Jones, Stansbury Service Agency, stated that they have been approached by Henry Walker Homes and the current plan by the developer is not going to work for the Service Agency at this time. If the developer adds some more space, they might consider

it.

Margo Kotulliston, resident, stated that in December, notification was given to adjacent property owners of the meeting in December. For the meeting in January, no further notifications were given. She feels that concerns should be addressed when changes are made to the original application. She expressed concern about further traffic and problems especially during rush hour. She added that the people who live on Schooner Lane were told when they purchased their properties that Schooner Lane would not connect with any other roads.

Staff is comfortable with approval of the preliminary plat but recommends that the planning commission wait on the final plat until questions have been answered.

Bill made a motion to table this item until such a time as a development agreement draft with the plan for the open space maintenance and a connecting road to be guaranteed constructed whether the owner stays as Henry Walker Homes or someone else. He would like to have something added about how long it will be for the upcoming phases and the connection to Schooner Lane or other road determined in the future. The commission added that they wanted to have the drainage issue addressed also and further research done on road connections including to State Road 138. Motion seconded by Jill.

By verbal roll call: Bill – yes, Jill – yes, Julie – yes, Martie – yes, Bryan - yes

Motion passed.

3d. **SUB-2013-02 Final Plat for Northport Village, Phase 1, a 20 lot subdivision, located south of and adjacent to State Road 138, west of Delgada Lane**

Item will not be addressed until the preliminary plat was tabled.

4. **LUO-2013-01 Land Use Ordinance Amendment – establishing a Large Wind Energy Systems Ordinance**

Jill made a motion to recommend tabling this issue until further research is done. Motion seconded by Martie.

By verbal roll call: Bill – abstain, Jill – yes, Martie – yes, Bryan – abstain, Julie - yes

Motion passed.

5. **Public Concerns**

Julie would like to see all information including the presentation for the planning commission members on the SIRE website.

Jill would like the County Commission to approve the purchase of kindles for the

planning commission. Kerry stated that with the current financial concerns of the County that probably would not be possible. Julie suggested that flash drives might be a better option.

**6. ADJOURNMENT:**

Bill made a motion to adjourn the meeting. Motion seconded by Jill. All concurred. The Tooele County Planning Commission meeting closed at 8:18 p.m.

**APPROVAL:**

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**Chairperson, Tooele County Planning Commission**