



Planning Commission Meeting Minutes

February 07, 2024

47 S. Main Street, Council Chambers, 3rd Floor

7:00 p.m.

1. Zoom meeting link

A. Zoom Link

<https://us06web.zoom.us/j/83385387986>

2. Roll Call

Chair Toni Scott called the meeting to order at 7:00 pm. Roll call was taken showing Brad Bartholomew (online), Camille Knudson, Blair Hope, Toni Scott, Andy Stetz, Michael Dow, and Ron Elton.

Staff present was Rachelle Custer, Community Development Director; Trish DuClos, Planner/Code Enforcement Officer; Brittany Lopez, Assistant County Manager, Stephanie Eastburn, Project Administrator/Permit Tech.

Rachelle Custer introduced the new Planning Commissioners, Ron Elton (full-time), Michael Dow (alternate) and Curtis Beckstrom (alternate).

3. Pledge of Allegiance

4. Elect 2024 Chair & Vice Chair

A. Motion to elect Chair & Vice-Chair of the Planning Commission

Toni Scott nominated Commissioner Hope to be 2024 Chairman. Motion to appoint Commissioner Hope as the chair by Ron Elton. 2nd by Camille Knudson.

Brad Bartholomew- Yes. Camille Knudson- Yes. Andy Stetz- Yes. Michael Dow- Yes. Ron Elton- Yes. Toni Scott- Yes. Blair Hope- Yes. The motion passed unanimously.

Blair Hope nominated Commissioner Knudson for 2024 Vice Chair. 2nd by Andy Stetz.

Michael Dow- Yes. Andy Stetz- Yes. Toni Scott- Yes. Brad Bartholomew- Yes. Blair Hope- Yes. Camille Knudson- Yes. Ron Elton- Yes. The motion passed unanimously.

5. Rezones

A. Vincent Ulibarri is requesting a Rezone from MU-40 to A-20, Trish DuClos

PUBLIC HEARING AND MOTION: REZ 2023-104

Agenda Attachments

1. REZ 2023-104_Staff_Report_Final.pdf
2. Planning_Commission_Agenda_Summary 2023-104.pdf
3. REZ 2023-104_ PUBLIC NOTICE.pdf

Trish DuClos summarized the staff report. Trish gave some background on these properties. She stated that the properties have been ag protected for several years. They cannot have any

building permits issued; they're only allowed agricultural uses. Many of the lots have been for sale, so staff has received a lot of phone calls regarding them. There have also been phone calls where a lot was recently purchased, and the new owners are angry because they can't do anything with the property. Most of the properties do not comply with the minimum acreage and have a notice recorded on the property stating they would need to go through the subdivision process to make their lots buildable. This would help those property owners get that released from their property. Rezoning to Ag will protect their agricultural uses in the future.

Trish stated when the applicant submitted his application, it was only for his lot. Staff is requesting that the properties all be rezoned to A-10, rather than the requested A-20. There is only one lot that wouldn't be in compliance because it is under 20 acres. The applicant has expressed interest in building a home there in the future. Our General Plan has determined most of this area be agricultural.

Ron Elton asked what the applicant's response is about changing to A-10 rather than A-20.

Vincent Ulibarri, the applicant, stated that he has no reservation about A-20 to A-10, as long as it's in compliance. None of the properties are in compliance right now. We are just planning to have horses and maybe a barn up there.

Ron Elton asked how these properties were created agricultural protected, and who created them. Trish stated it was by a record of survey. It was signed by a bunch of county departments. I can't tell whose signatures they are. Ron asked if it limits or restricts the rezone. Trish stated that they will keep their ag protection until they go through the subdivision process. The rezone won't affect the ag protection.

Motion to open public hearing by Toni Scott. 2nd by Michael Dow. All in favor.

Leonard Jordan, Stockton: I'm from Stockton and I have property out there. If this goes to A-10, I am still protected for greenbelt usage unless I subdivide my lots. Is that correct?

Rachelle Custer stated the minimum acreage for greenbelt is 5.01.

Leonard asked how is A-10 different from A-20. Does that restrict the easement? If I had a 20 acre lot, going to A-10 would I have to get surveys to divide that?

Blair Hope stated no, yours could stay the same. The difference is the size. If you wanted to subdivide in the future you could, but you don't have to do anything.

Leonard Jordan: what is the difference of agriculture use going from A-40 to A-10? Rachelle Custer clarified that his property would be going from A-40 to A-10.

Blair Hope stated that going to agricultural would protect the property from going into manufacturing/industrial.

Lacey Burrows, Rush Valley: I have no objections being changed to agricultural. I hesitate going to 10 acres. I don't think it's necessary. 20 is okay. My opinion is that it would be better to stay at least 20, preferably 40.

Motion to close public hearing by Toni Scott. 2nd by Blair Hope. All in favor.

Toni Scott asked if the one lot that's 18 acres would still need to do a rezone. Trish stated that they would need to rezone to A-10. Michael Dow asked if zoning to A-10 would be allowed if all the other lots were A-20. Trish stated that it wouldn't be a spot zone because the surrounding properties would be a similar zone.

Toni Scott made a motion to favorably recommend to County Council REZ 2023-104 to 10 acre agricultural, A-10. 2nd by Camille Knudson.

Ron Elton- Yes. Camille Knudson- Yes. Toni Scott- Yes. Blair Hope- Yes. Andy Stetz- Yes.
Michael Dow- Yes. Brad Bartholomew- Yes. The motion passed unanimously.

6. Amendment to General Plan

A. Transportation Master Plan, Rachelle Custer

PUBLIC HEARING AND MOTIONS: 2024-010

Agenda Attachments

1. 2024-010 Transportation Master Plan agenda summary.pdf
2. 2024-010 Transportation Master Plan Staff Report.pdf
3. 2024-010_ PUBLIC NOTICE.pdf
4. Page 1-50 Transportation.pdf
5. Page 51-55 Transportation.pdf
6. Page 56-57 Transportation.pdf
7. Page 58-60 Transportation.pdf
8. Page 61-76 Transportation.pdf
9. Page 77-100 Transportation.pdf
10. Page 101-125 Transportation.pdf
11. Page 126-150 Transportation.pdf
12. Page 151-200 Transportation.pdf
13. Page 201-251 Transportation.pdf

Blair Hope stated this is a county plan. If it is a state road, we have no control. We make recommendations to them and they approve money to come to the county.

The Jones & DeMille consultant, Micklane, presented the proposed plan. We've been working with the county on this project for about a year and a half. We also had a sub-consultant called WCG. They helped us with the transportation modeling in this plan. I've done about 20 of these plans in the last 2 years. The first stage of the planning process was data collection. We placed tubes that counted the number and type of vehicles. The second stage was modeling, which WCG helped us with. Tooele County has a great model because of the amount of growth. We determined which roads are chokepoints and a lot of them are UDOT roads. But we looked at what could help those roads within the county. The county's purpose is to provide interconnectivity. We did a 2030, 2040, and a 2050 model. This is just a plan; it depends on how quickly you grow. The purpose of the plan is to preserve the corridors when developers come in. The 5 e's are engineering, education, enforcement, emergency & medical, and everyone. The goal is zero fatalities. We've made the plans electronic, so they are more usable.

Micklane demonstrated the map for the Commissioners. There was a discussion on roads and the Midvalley Highway and the plans/timeline for that. Micklane stated once the report is all finalized it will be uploaded to the website.

Micklane stated that we held a public open house in November. We also asked all the municipalities for their plans and incorporated them. The public comments received were focused on relieving SR36 and I-80 congestion. We suggested solutions for connectivity.

Blair Hope stated I love the vision. We need a place to start. My hope is that we can collaborate better with the state. My concern with the county is traffic. We say no to growth, we say no to infrastructure. The problem is not the growth; it's the management of growth.

Motion to open public hearing Toni Scott. 2nd by Camille Knudson. All in favor.
No public comment.

Motion to close public hearing by Blair Hope. 2nd by Toni Scott. All in favor.

Motion to recommend (2024-010, Transportation Master Plan) for adoption to the County Council by Ron Elton. 2nd by Andy Stetz.

Ron Elton- Yes. Camille Knudson- Yes, if I can get a copy that will show the correct information.
Brad Bartholomew- Yes. Toni Scott- No, there are some issues I need clarified. This is a long-

term plan that will be taken into our General Plan. This will be used to make decisions on planning. Blair Hope- Yes. Andy Stetz- Yes. Michael Dow- No, I mirror Commissioner Scott's concern. I think it is a well detailed plan, but I see some inconsistencies. I see issues with roads on the east side, legality working with the BLM and the Conservation District and Rio Tinto.

The motion passed 5-2.

Blair Hope stated that the General Plan and the transportation plan is not law, it is a guide. Yes, there are concerns. It is a vision. This is no different that the process of developing property. This is the first step – it can change, just like the General Plan. It's a living document. It is a guideline.

Toni Scott stated I am voting no for now, until some things are clarified.

7. Adjournment

Motion to adjourn Toni Scott. 2nd by Michael Dow. All in favor.
Time of adjournment was 8:15 pm.

8. Discussion items

A. Discussion items, Trish DuClos

Planning Commission training requirements

9. Notice of Special Accommodations:

A. Notice of Special Accommodations: Pursuant to the Americans with Disability Act, individuals needing special accommodations during this meeting should notify Janet White, Tooele County Community Development, at 435-843-3160 prior to the meeting.