



Planning Commission Meeting Minutes

May 15, 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/81395532272>

2. Roll Call

Chair Blair Hope called the meeting to order at 7:10 pm. Roll call was taken showing Toni Scott, Andy Stetz, Michael Dow, Brad Bartholomew, Ron Elton, and Blair Hope.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Curtis Beckstrom (Planning Commission member, seated in the audience).

4. Minutes

A. March 13, 2024

Agenda Attachments

1. March 13, 2024 Planning Commission Meeting Minutes.pdf

Motion to approve the meeting minutes from March 13, 2024 by Brad Bartholomew. 2nd by Toni Scott. Ron Elton abstained. All others were in favor.

5. Subdivisions

A. Jason Harris is requesting a plat amendment to the already approved 17-Lot Heritage Estates Subdivision. The proposed amendment request would add 2 flag lots to the West of the subdivision., Trish DuClos

PUBLIC HEARING AND MOTION: SUB 2024-049

Agenda Attachments

1. Public Notice_Hearing_10 days.pdf

2. SUB 2024-049_Staff Report_Final.pdf

Trish DuClos summarized the staff report. This is an amended subdivision for the Heritage Estates Subdivision that was previously approved. The applicant wants to add two flag lots to the west of the already approved subdivision. All other agencies have reviewed and approved this.

Toni Scott asked why there are 3 lots highlighted. Trish stated that the applicant did a lot combination. Both lots access off of Lincoln Lane. The only concern we had, which will be taken care of at site plan review when they build, is that the driveways will be so long. The fire department has standards that will need to be met.

Ron Elton asked what the width of the driveways will be. Trish stated each driveway is 30 feet.

Ron asked about the turnaround for fire trucks. Blair Hope stated that fire has already signed off on it. Trish assured the Commission that the fire department determined it meets all their standards. The turnaround is not on the plat. That will be determined during the site plan review because we don't know where their house will be placed.

Motion to open public hearing by Toni Scott. 2nd by Blair Hope.

Curtis Beckstrom, speaking as a member of the public: I have seen a number of things in the past on homes that I've had built. I've seen many errors made in the past. I agree with Commissioner Elton, how do you have follow through. We have to make sure things are done right, even if folks have signed off. I've seen many errors that aren't done correctly. I don't know if there is a way to have follow through.

Motion to close public hearing by Toni Scott. 2nd by Michael Dow.

Blair Hope stated our objective is to follow the process. We're not micro-managers or County inspectors. We count on the inspectors to inspect the work. We govern what is written and approved by us. Ron Elton stated we can amend anything on there. Blair stated it's not our job to follow up and inspect. It's not up to us to do quality assurance. We approve the process. Rachelle Custer stated you can place the conditions. Ron Elton stated that fire protection is extremely critical. I've never been in a plat process for a turnaround that is not provided for a house. Fire departments require a turnaround.

Ron Elton made a motion to approve the minor subdivision amendment SUB 2024-049 with a provision that at the time of the site plan, the fire department sign off on a turnaround on each of these lots. 2nd by Michael Dow.

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

6. Adjournment

Motion to adjourn by Toni Scott. 2nd by Blair Hope. Time of adjournment 7:23 pm.

7. Planning Commission Comments

8. Notice of Special Accommodations:

- A. 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.

THE FOREGOING MINUTES ARE APPROVED:


Blair Hope, Tooele County Planning Commission Chairman