



Planning Commission Meeting Minutes

June 05, 2024

Emergency Operations Center

15 E 100 S Tooele, UT 84074

7:00 p.m.

1. Pledge of Allegiance

Commissioner Elton led the group in the Pledge of Allegiance.

2. Roll Call

Chairman Blair Hope called the meeting to order at 7:01 pm.

Roll Call was taken as follows: Ron Elton, Michael Dow, Blair Hope, Camille Knudson, Toni Scott, and Andy Stetz. Brad Bartholomew joined the meeting at 7:05 pm.

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

3. Minutes

A. May 15, 2024 Planning Commission Meeting Minutes

Agenda Attachments

1. Planning Commission Meeting Minutes May 15, 2024_Draft a.pdf

Motion to approve the May 15th Planning Commission Meeting Minutes by Ron Elton. 2nd by Toni Scott. All in favor.

4. Subdivisions

A. Micah Peters (Clearwater Homes) is requesting approval for the proposed phases 13-16 of Wild Horse Ranch Subdivision.

PUBLIC HEARING AND MOTIONS SUB 2022-040

Agenda Attachments

1. SUB 2022-040_Staff Report_Final.pdf
2. Planning_Commission_Agenda_Summary_2022-040.pdf
3. Public Notice_Hearing_10 days_2022-040.pdf

Trish DuClos summarized the staff report for Wild Horse phases 13-16. It's 110 residential lots with 8 alpha lots of open space. These are under the Leucadia development agreement contract #09-12-12.

Brad Bartholomew arrived at 7:05 pm.

Trish DuClos stated there was no neighborhood response regarding this subdivision. This

subdivision was started a few years ago by the previous Planner, Jeff Miller. They have vested rights in the old subdivision code. This requires them to bring back the final plat as well. Staff recommends Planning Commission make a motion to grant preliminary plat approval for the proposed Wild Horse Ranch phases 13-16.

Ron Elton asked Trish if she was satisfied that the owner is the applicant. Trish stated yes, we verified that through the application process. Toni Scott asked about the walking paths (trails). Trish stated that they'll go through Castle Rock Drive. The fire code requires a second access due to the number of lots. The temporary access will turn into the trail system once Castle Rock connects all the way through.

Micah Peters, Penelope Rose LLC manager, discussed the trails and the canal. The walking trails will be great to connect to the park and for cyclists, runners, strollers, etc. There will be fencing around the canal prior to C of O for any of the properties. Phase 13-16 is the final 40 acres in our project. We developed the 28-acre park. With the complaints about pickleball, we are discussing a new location on a 10,000 square foot lot we own next to the park to allocate to the Park's Department for a possible extension of the pickleball facilities. The Castle Rock Drive requirement in the agreement has been very challenging and expensive. It will be completed to the end of the property. The civil engineering design to get sewer and storm water drainage was very challenging. We own the property where the canal is, but Rio Tinto owns the water rights. Toni Scott asked who will maintain the trail system once it's in place. Micah Peters said historically, it's been the Park's (Department). Toni asked if there is an agreement in place. Micah stated that we will get an additional one if needed.

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

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

Motion to approve SUB 2022-040 for preliminary plat approval for proposed Wild Horse Ranch phases 13-16 subdivision by Toni Scott.

Motion to amend the original motion to include in the approval, the issue of fencing around the canal be specified in the final plat and the maintenance of the trails system be specified in the final plat by Ron Elton. Toni Scott accepted and seconded the motion to amend. All in favor.
The motion passed.

5. Conditional Use Permits

A. Chad Spencer/Corporation of the presiding bishop of the church of Jesus Christ of Latter-Day is requesting conditional use approval for the proposed Stallion Way Church , Trish DuClos

PUBLIC HEARING AND MOTION: CUP 2024-059

Agenda Attachments

1. Planning_Commission_Agenda_Summary_2024-059.pdf
2. Public Notice_Hearing_10 days_2024-059.pdf
3. CUP 2024-059_Staff Report_Final.pdf

Trish DuClos summarized the staff report. This is for a church house just west of the high school on Stallion Way. All churches are required to have a Conditional Use Permit approved through the Planning Commission. This has been through the site plan review process. All reviewing agencies have approved the site plan in the agenda packet. There was one neighborhood response received that was in favor of approval. The reasons given were that the grass currently there dries out and is a fire hazard in the summer, and developing this lot will reduce the feral cats and mice.

Planning staff recommends approval with the condition of the church be given a height exemption for the steeple. The building is under the 35-foot height limit, but the steeple exceeds that. According to our zoning code, Planning Commission can approve a steeple above the height limit.

Ron Elton asked about the roads' capacity. Trish stated the roads, as far as the county

standards, can handle the traffic that goes in and out of the church, but there hasn't been a traffic study. There shouldn't be an issue because it won't be every day and typically there won't be anything going on at the church when the school is super busy.

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

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

Motion to grant approval of CUP 2024-059 for the proposed conditional use of the church with the exemption of the height requirement for the steeple of 70 feet by Toni Scott. 2nd by Michael Dow. All in favor. The motion passed.

6. Planning Commission Comments

A. Planning Commission Comments

Policies and Procedures discussion and recommendations.

Agenda Attachments

1. 17-27a-301_State code on Planning commission.pdf
2. Title 4_Chapter 5_PC duties.pdf
3. Policies and procedures.pdf

There was discussion regarding the Planning Commission policies and procedures. It was agreed that Commissioners who had recommendations would send them to staff to be placed on the agenda to be discussed and voted on at the July meeting.

Motion to add the proposed amendments for consideration to the July 17th agenda by Ron Elton. 2nd by Andy Stetz. All in favor. The motion passed.

7. Adjournment

Motion to adjourn by Toni Scott. 2nd by Blair Hope. Time of adjournment was 7:43 pm.

THE FOREGOING MINUTES ARE APPROVED:


Blair Hope, Tooele County Planning Commission Chairman