



Planning Commission Meeting Minutes

June 19, 2024

Emergency Operations Center

15 E 100 S Tooele, UT 84074

7:00 p.m.

1. Pledge of Allegiance

Chairman Blair Hope called the meeting to order at 7:00 pm. Commissioner Beckstrom led the group in the Pledge of Allegiance.

2. Roll Call

Roll Call was taken as follows: Ron Elton, Curtis Beckstrom, Camille Knudson, Blair Hope, and Brad Bartholomew. Toni Scott joined the meeting later (online).

Staff present was Trish DuClos, County Planner/Code Enforcement; Rachelle Custer, Community Development Director; Stephanie Eastburn, Project Admin/Permit Tech; Andy Welch, County Manager.

3. Minutes

A. June 5, 2024

June 5, 2024, Planning Commission Meeting Minutes

Agenda Attachments

1. June 5, 2024 Planning Commission Meeting Minutes_Draft.pdf

Motion to approve minutes from the June 5, 2024 meeting by Curtis Beckstrom. 2nd by Camille Knudson. All in favor. The motion passed unanimously.

4. Subdivisions

A. Micah Peters (Clearwater Homes) Final Plat Approval for Wild Horse Ranch (Phases 13-16), Trish DuClos

PUBLIC HEARING AND MOTION: SUB 2022-040

Agenda Attachments

1. Planning_Commission_Agenda_Summary_2022-040_Final plat.pdf

2. Public Notice_Meeting_10 days_2022-040_Final plat.pdf

3. SUB 2022-040_Staff Report_Final_Final Plat.pdf

Trish DuClos, Planner, summarized the staff report. Trish stated the concerns with the trail system missing from the preliminary plat have been addressed and are on the final plat.

Blair Hope stated for the record that Toni Scott joined at 7:03 pm (online).

Ron Elton stated the last motion stated that fencing around the canal be specified on final plat. Trish stated it's in the civil drawings. There was discussion about the canal, and Trish provided some clarification on the drawings and the easements.

Motion to open public hearing by Blair Hope. 2nd by Brad Bartholomew. All in favor.

No public comment.

Motion to close public hearing by Blair Hope. 2nd by Camille Knudson. All in favor.

Motion to approval of the final plat for Wild Horse Ranch, phases 13-16 (SUB 2022-040) by Ron Elton. 2nd by Camille Knudson. Ron Elton- yes. Curtis Beckstrom- yes. Camille Knudson- yes. Brad Bartholomew- yes. Blair Hope- yes. Toni Scott- yes. The motion passed unanimously.

B. Wasatch Regional Subdivision preliminary plat approval 1-lot subdivision, Trish DuClos

PUBLIC HEARING AND MOTION: SUB 2024-023

Agenda Attachments

1. Planning_Commission_Agenda_Summary_2024-023.pdf
2. Public Notice_Hearing_10 days_2024-023.pdf
3. SUB 2024-023_Staff Report_Preliminary plat.pdf

Trish DuClos summarized the staff report. Wasatch Regional is applying for a subdivision to be able to get a separate address. This will be an area where they turn waste into natural gas and will pump it into the Dominion pipeline. Our code states you can only have one address per parcel.

There was discussion about which code requires a separate parcel for a different address. Trish stated it's in the county GIS code. Ron Elton asked about the addressing for strip malls. Trish stated that they can have different suite numbers or separate buildings can have unit numbers. But the main address needs to be the same for 911 services.

Ron asked the applicant about needing a separate address. The applicant stated they have been working on this for a long time. Ron asked Trish if she could refer him to the code that requires this. Trish stated during the subdivision process, there are agency review meetings where all the required departments make sure their own code requirements are being met.

There was discussion about the required improvements necessary regarding streets and sidewalks. Trish stated that most of the county has swales. We don't require curb and gutter.

Motion to open public hearing by Blair Hope. 2nd by Camille Knudson. All in favor.

No public comment.

Motion to close public hearing by Blair Hope. 2nd by Camille Knudson. All in favor.

Motion to approve SUB 2024-023 Wasatch Regional Subdivision preliminary plat by Curtis Beckstrom. 2nd by Camille Knudson. Toni Scott- yes. Ron Elton- yes. Curtis Beckstrom- yes. Camille Knudson- yes. Brad Bartholomew- yes. Blair Hope- yes. The motion passed unanimously.

C. Clean Harbors Environmental Services Subdivision (Laydown Yard) preliminary plat approval for a 1-lot subdivision., Trish DuClos

PUBLIC HEARING AND MOTION: SUB 2023-085

Agenda Attachments

1. Planning_Commission_Agenda_Summary_2023-085.pdf
2. Public Notice_Hearing_10 days_2023-085.pdf
3. SUB 2023-085_Staff Report_Preliminary plat.pdf

Trish DuClos summarized the staff report. There will be no buildings on this parcel, it is just a transload parking lot. A state agency is requiring them to get a separate address for this parcel.

Motion to open public hearing by Blair Hope. 2nd by Camille Knudson. All in favor.

No public comment.

Motion to close public hearing by Blair Hope. 2nd by Curtis Beckstrom. All in favor.

Motion to grant approval for the preliminary plat for the proposed 1 lot Clean Harbors Environmental Services subdivision laydown yard and to keep it included in CUP 700-88 by Camille Knudson. 2nd by Toni Scott. Ron Elton- yes. Curtis Beckstrom- yes. Blair Hope- yes. Brad Bartholomew- yes. Camille Knudson- yes. Toni Scott- yes. The motion passed unanimously.

Andy Stetz joined the meeting at 7:21 pm.

5. Adjournment

Motion to adjourn by Curtis Beckstrom. 2nd Blair Hope. Time of adjournment 7:24 pm.

6. Planning Commission Comments

Ron Elton asked that Planning Staff and the County Attorney's Office present to Planning Commission the law and requirements for addressing for separate lots owned by the same entity. I would like to know what GIS's says and what the last requirement was. I'd like the county attorney to indicate whether there's a way to get around this.

DRAFT