Planning Commission Meeting Minutes

August 07, 2024

Emergency Operations Center

15 E 100 S Tooele, UT 84074

7:00 p.m.

1. **Pledge of Allegiance**

   Brittany Lopez (staff) 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 showing the following: Ron Elton, Andy Stetz, Blair Hope, Curtis Beckstrom, and Camille Knudson (online).

   Commissioner Michael Dow and Commissioner Toni Scott are excused.

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

3. **Minutes**

   A. **June 5, 2024 Planning Commission Meeting minutes**

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

         Staff note: Minutes from the June 5, 2024 meeting were previously approved.

   B. **July 17, 2024 Planning Commission Meeting Minutes**

      Agenda Attachments
      1. July 17, 2024 Planning Commission Meeting Minutes_Draft_R1.pdf

         Motion to approve the minutes from the July 17, 2024 by Commissioner Beckstrom. 2nd by Commissioner Stetz. All in favor.

4. **Subdivisions**

   A. **Micah Peters (Clearwater Homes) is requesting final plat approval for the proposed phases phases 13-16 of Wild Horse Ranch subdivisions., Trish DuClos**

      Motion SUB 2022-040

      Agenda Attachments
      1. Planning_Commission_Agenda_Summary_2022-040_Final plat.pdf
      2. SUB 2022-040_Final Staff Report_Final plats 13-16.pdf
      3. Public Notice_Meeting_10 days_2022-040_Final plat.pdf

         Trish DuClos, Planner, summarized the staff report. Trish stated Planning Commission has approved the preliminary and this is the final plat approval. The things previously requested have been addressed in the staff report.

Commissioner Beckstrom asked about the 8 alpha open space lots. Trish stated they are lots, but they are not residential lots.

The applicant, Micah Peters, stated they are in favor of SPID for water retention, storm drains, etc.

Commissioner Beckstrom asked for clarification regarding the lot sizes. Trish stated the smallest lot will be 7,000 square feet. Commissioner Beckstrom expressed concern for the county having the expense to maintain the trails. Trish stated that because Castle Rock trail is in the public right of way, by code, the county will maintain it. The rest of the trail system that is outside of the public right of way will be maintained by Stansbury Service Agency. They know that, and they've agreed to it.

The applicant, Micah Peters, addressed Commissioner Beckstrom's comments. The trail system is in the right of way. Those trails would've been 6-foot sidewalks. We increased them by 2 feet to encourage circulation of pedestrians, baby strollers, bicyclists, etc. We are spending the money to increase them. The intention was to provide circulation to the existing park, not to add expense to the county. There was concern about the ancillary fire access road. That has been addressed and we detailed that it will be taken care of by the homeowner's association. It has been noted on the plat. The fencing concerns are also noted on there. These issues have all been included on the plat as well as annexation documents as these four phases get brought into the master HOA. They've been noted on the plat and doubled up in the HOA documents as well, so there is no misinterpretation of who's responsible.

Motion to give final plat approval for Wild Horse Ranch phases 13-16, 2022-040 by Commissioner Elton. 2nd by Commissioner Beckstrom. All in favor. The motion passed unanimously.

5. **Discussion item**

   A. **Tooele County Planning Commission Policies and Procedures update, Janet White**

   Discussion

   Agenda Attachments
   1. Policies and procedures - Proposed Revisions -7-23-2024.pdf

   Ron Elton recommended that the policies and procedures be placed on the next agenda for adoption.

   Motion to place this discussion item on the next agenda for consideration of adoption of amendments to the current policies and procedures rather than starting over as recommended by staff, with recommendations made by the Planning Commission or staff to the existing procedures by Commissioner Elton. 2nd by Commissioner Beckstrom. All in favor. The motion passed unanimously.

6. **Adjournment**

   Motion to adjourn by Blair Hope.

   Time of adjournment 7:16 pm.