

**MINUTES
OF THE REGULAR MEETING OF THE
TOOELE COUNTY PLANNING COMMISSION
HELD DECEMBER 2ND, 2020**

1. Vice Chairman Brad Bartholomew called **meeting to order at 7:02 pm**. Roll Call was taken showing himself, John Wright, Craig Smith, Jeff McNeill, Paul Kunz (online) and Scott Jacobs (late), present.

Staff: Jeff Miller, Planner. Trish DuClos, Code Enforcement/Planner. Rachelle Custer, Community Development Director and Teresa Young, Community Development Secretary.

2. **Approval of Meeting Minutes from November 18th, 2020** motioned by John Wright, second by Jeff McNeill. All in favor.

3. **Staff Updates regarding General Plan and Transportation Plan Updates.**

Jeff Miller stated that we are working on the general plan update and have selected a consultant. We are in the early stages planning and how we will deal with public engagement. As we get more information, we will provide that.

Brad Bartholomew stated that there is a UTA Tooele Transportation Survey that came out today. It gives us four options to choose from. He encouraged everyone to do that.

4. **SUB 2020-067** Howard Schmidt is requesting preliminary plat approval for the Bridle Walk Acres (Phase 3) Subdivision. **Parcel ID:** 15-071-0-004B. **Approximate Site Location:** Located east of the existing Bridle Walk Acres (Phases 1 & 2) Subdivisions. **Zone:** RR-1 (Rural Residential, 1 Acre Minimum). **Unincorporated:** Lake Point. **Planner:** Jeff Miller.

Jeff Miller stated that we did receive an email from a neighbor in Phase 2. I informed them we were currently under review, when this comes back to this body for a final, we will then have answers for the concerns she had.

John Wright stated that he went and looked at it, he was confused about the north end. There's an area that is already developed or was he in the wrong place. Jeff Miller replied yes that area is not developed yet. That is part of a future phase.

Jeff McNeill asked about what is happening now with the swales. The developer puts the swale in, the builder comes in builds the house and then the homeowner later decides to put dirt in it. Is there someone checking on that and does the homeowner get fined? Jeff Miller stated that we have been working with roads on doing a final inspection to release the bond.

Jeff McNeill asked how do we hold the developer accountable; he puts it in and then much later the homeowner comes in, even after bond is released what then? Is there someone going around looking? Jeff Miller stated that we have sent out notice of violations and warning people not to fill them in.

Jeff McNeill asked how do the homeowners know that there is a swale? Is it marked somewhere? Jeff Miller stated that it is on the plat. A lot of developers will develop the subdivision and put in

all the improvements then sell the lots to home builders. We have talked about having some information for the homebuilder to pass on to each property owner. Jeff McNeill asked about the second home buyer though. Jeff Miller replied we may need a combination of things, a packet for each individual lot and then a recorded document for each lot that would pull up with a title search.

Jeff McNeill asked if we could require signage from the developer every so often in the subdivision? Jeff Miller replied we have talked about something like that. Jeff McNeill even at the opening of the neighborhood so all homeowners coming in will see that. Jeff Miller replied I think we can do a combination of things. We can fine tune it with the applicant.

Jeff Miller asked for the planning commission to send any ideas or thoughts for him to pass on to the developer. I think we will need to do a variety of things.

John Wright asked if the developers or builders are not required to do landscaping? Jeff Miller replied that we don't have any force with that for this subdivision. John asked what have you seen happening to the swales? Jeff Miller replied we have seen people put in dirt and weed barrier and some pipe. We did see in phase 1 and phase 2 the swales themselves were varying depths. The developer did have to go back and dig deeper in some. John asked if the builder typically just leaves a dirt swale. Jeff Miller replied yes.

Jeff McNeill stated that when you build a house the inspector is checking grades. Adding one more inspection at final to see if the swale is correct at least we would omit something. Or perhaps we should require the developer to put a more permanent type barricade such as concrete curb. If it is just dirt, they don't know, if there were some rocks or something. Scott Jacobs we are trying to keep the rural, in smaller subdivision we require curb and gutter but these larger ones we want to preserve rural feel with these swales.

Jeff McNeill stated there are cobble rocks in some swales in Grantsville, they are monitored by the HOA. It makes it more obvious it's a swale for someone who might not know.

Jeff Miller stated that at some point we need a landscape ordinance adopted. We would want to talk about swales, make sure we don't use all the same materials and require them to change out the look periodically. But that is something we can discuss down the road.

John Wright asked if the swales could be grass? Jeff Miller replied we typically haven't seen a lot of grass in swales. We would need to explore it and talk to the engineer. Brad Bartholomew stated they could put plants in that need water sometimes.

Craig Smith asked if it could go on the deed as they have in the past with retention ponds? Jeff Miller stated that swales are typically in the right of way, it's not necessarily an easement on their property but they would still need to maintain it. Craig asked if attaching something to the deed would be helpful? Jeff Miller yes, we might want to record an additional document with the plat.

Jeff McNeill stated that the drainage swales are not on every lot. Jeff Miller stated that those are the larger main ones, those are retention ponds.

Open Public Hearing motioned by Jeff McNeill, second by Brad Bartholomew.

James Newberry, Lake Point. We live on lot 202 in phase 2. We have a culvert in our front yard. and one on the east side that runs into a great big swale. And today they dug another big swale next to our property. Our water table is about 9 feet underneath us. My concern is when we have a lot of water runoff, what will that do to my property? Jeff Miller came out and he saw the water in our sump that is in our back yard. We have complied with all the rules and regulation. Where the swales are so close and so many around my house and we do have a big flood, my property becomes a big sink hole. That is a huge concern for me.

Jeff Miller stated that they are on lot 202 of the existing cul-de-sac. The email mentioned earlier was from his wife. We will pass that on to the developer and check with the engineer. Ask them what it will do to a 100-year storm and a 500-year storm. And if we need to do another site visit, we can. Hopefully, we will be able to mitigate that.

Close Public Hearing motioned by Jeff McNeill, second by Scott Jacobs. All in favor.

Craig Smith asked on lot 310 how much frontage does that have? Jeff Miller stated they have to have a minimum of 25 feet, that is something we should look at. John Wright stated that 25 feet seems tight. Jeff Miller stated that on any county road that is the minimum frontage and cul-de-sacs are tighter. Craig Smith 25 seems tight but even a lot line adjustment on 309 to give some to 310 could fix that. Jeff Miller that one is a little tricky, any changes of the plat or lot sizes becomes complicated.

Scott Jacobs asked if any of the roads going in our collector class roads? Jeff Miller replied no, none of them are so they wouldn't qualify for any lot adjustments.

Scott Jacobs stated that in previous meetings we've talked about frontage of the lot not being wider than the side lots. What will lot 314 be? Jeff Miller stated that for 314 it's a corner lot they can chose facing Corey's Way or Sun Valley Lane address. Scott asked if we have allowed that now? Jeff Miller will look into it. It can be three times deep as it is wide, but he will look into it. Corner lots are tricky, they have to have front yard setbacks in two places.

Brad Bartholomew asked if Spring Valley Lane is going to stub north to future developments? Jeff Miller replied yes. Brad stated we have talked about this; will he go into Sunset Road? Jeff Miller replied no.

Jeff McNeill asked if we require on the final plat to provide a temporary turn around for the fire department. Jeff Miller stated that the fire district has reviewed that, and we have done a temporary turn around in the past and they have become an issue. This is something that has been looked at by the fire department. We can address that at final plat.

Craig Smith motion to **grant approval** for the proposed preliminary plat for the Bridle Walk Acres (Phase 3) Subdivision, subject to the following condition of approval:

1. Compliance will be shown wit the Tooele County Active Transportation plan, prior to obtaining final plat approval for the proposed subdivision.
2. The applicant must continue to work with County Staff to resolve the remaining drainage related issues with phases 1 & 2 of the Bridle Walk Subdivision.
3. Come up with a way of mitigating drainage swale issues for phases 3, 4, and 5.

Second by Paul Kunz.

Roll Call Vote: Craig Smith, aye. John Wright, aye. Scott Jacobs, aye. Jeff McNeill, aye, Paul Kunz, aye. and Brad Bartholomew, aye. All in favor.

Motion has passed.

5. **Adjournment** motioned by Scott Jacobs, second by Jeff McNeill. **Time of adjournment 7:55 pm.**

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