



Planning Commission Minutes

4 November 2021

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Present: Angie Zetterquist, Chris Harrild, Tim Watkins, Brady Christensen, Chris Sands, Melinda Lee, Phillip Olsen, Brandon Spackman, Jason Watterson, Lane Parker, Nolan Gunnell, Taylor Sorensen, Megan Izatt, Matt Phillips

Start Time: 05:32:00

Spackman called the meeting to order and **Sands** gave the opening remarks.

05:34:00

Agenda

Approved with no changes.

05:34:00

Minutes

Parker motioned to approve the minutes from October 4, 2021; Olsen seconded; Passed 7, 0.

05:36:00

Regular Action Items

#1 Creekside Estates Subdivision 1st Amendment

Zetterquist reviewed the staff report for the Creekside Estates Subdivision 1st Amendment.

Staff and **Commission** discussed the request from Smithfield City, roads and the land they are located on, water, and how many houses can be built on a private road.

Andy Rasmussen is the applicant and commented on rezoning to a RU2 Zone and the location of the subdivision and it meeting the character of the surrounding area's development pattern.

Gunnell asked about the wells in the area.

Mr. Rasmussen commented that the water table is less than 30 feet below the surface and the water rights are existing water rights being transferred. Water flow seems to be sufficient also.

Olsen asked if the wells had been permitted.

Mr. Rasmussen stated that the water rights are in the process of being transferred.

Lee asked about the canal and if there is a canal company involved.

Mr. Rasmussen stated it is all privately owned. The County has an easement for servicing the area as does the Smithfield Canal Company on the north end of the property.

Watterson motioned to approve the Creekside Estates Subdivision 1st Amendment with the 15 conditions and 1 conclusion; Olsen seconded; Passed 6, 1 (Christensen voted nay)

05:58:00

#4 Public Hearing (6:00 PM) 2600 West Rezone

Zetterquist reviewed the staff report for the 2600 West Rezone.

Kent Carlsen is the applicant and commented on the changes from UDOT concerning the road and how it has affected his property and on the reason for rezoning from commercial to industrial.

Gunnell asked about access to the property off the highway with the changes made by UDOT.

Mr. Carlson responded it would be 2600 west but nothing can go in until UDOT is done using the 2600 West access.

06:13:00

Sands motioned to open the public hearing for the 2600 West Rezone; **Watterson** seconded; **Passed 7, 0.**

06:13:00

Sands motioned to close the public hearing for the 2600 West Rezone; **Watterson** seconded; **Passed 7, 0.**

Staff and **Commission** discussed the surrounding properties zoning.

Mr. Lundberg commented on the access.

Commissioners discussed the reasons behind the rezone and what rezoning to the industrial zone means going forward.

Olsen asked about the reasoning behind the rezone.

Mr. Carlsen stated they can't run cattle there anymore or grow hay on the property.

Commissioners discussed the road improvements.

Harrild reviewed what the State requires for building in a Gateway zone for a city.

Christensen motioned to recommend approval to the County Council for the 2600 West Rezone with the 1 conclusion; *Sands* seconded; **Passed 7, 0.**

06:23:00

#2 Advanced Shoring Conditional Use Permit 2021

Zetterquist reviewed the staff report for the Advanced Shoring Conditional Use Permit (CUP) 2021.

Per Danfors commented that the pond that is shown has been removed with approval from the Army Corp of Engineers.

Sands motioned to approve the Advanced Shorting Conditional Use Permit 20201 Amendment; *Olsen* seconded; **Passed 7, 0.**

06:28:00

#3 Bryan Hansen Conditional Use Permit

Zetterquist reviewed the staff report for the Bryan Hansen Conditional Use Permit (CUP).

Staff and **Commissioners** discussed amending the screening and landscape requirements for the CUP.

Watterson motioned to amend condition #6 specific to base zoning districts, with the exception of screening, for the Bryan Hansen Conditional Use Permit; *Olsen* seconded; **Passed 7, 0.**

06:37:00

#5 2022 Meeting Dates and Applications Deadlines

Parker motioned to accept the 2022 meeting dates and application deadlines; *Lee* seconded; **Passed 7, 0.**

06:38:00

#6 Upcoming: Elections for Chair and Vice Chair

A reminder that elections will happen at December's meeting.

06:39:00

Staff Reports

Harrild informed the Commission that Executive Zook is reviewing people to fill any openings that will be happening in January 2022 for 3 year terms. The Cache Summit annual conference will occur on November 18 and the Development Services Department will cover the cost to attend if any commissioners want to attend.

Harrild updated the Commission on the Holyoak Airport Revocation.

Staff and **Commissioners** discussed amending the current airport code for the A10 zone.

Staff and **Commissioners** discussed housing and how county code can possibly help ease some of the housing issues.

07:03:00

Adjourned.