



Planning Commission Minutes

3 August 2023

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Present: Angie Zetterquist, Tim Watkins, Kurt Bankhead, Brady Christensen, Chris Sands, Jason Watterson, Nate Daus, Lane Parker, Jay Rigby, Nolan Gunnell, Taylor Sorenson, Megan Izatt, Jason Winn, Rod Hammer

Start Time: 05:32:00

Daus called the meeting to order and gave the opening remarks.

05:33:00

Agenda & Minutes

Watterson motioned to approve the agenda and minutes from July 6, 2023; **Parker** seconded; **Passed 7, 0.**

05:33:00

Consent Items

#1 Monticello Meadows Subdivision

Parker motioned to approve the consent agenda; **Rigby** seconded; **Passed 7, 0.**

05:35:00

Regular Action Items

#2 Public Hearing (5:35 p.m.) – Mountain Home Rezone

Zetterquist reviewed the staff report.

Staff and **Commissioners** discussed access and driveways.

05:43:00

Parker motioned to open the public hearing; **Sands** seconded; **Passed 7, 0.**

Clint Hansen commented on behalf of the applicant about culinary water and septic.

Daus commented that septic is determined by the number of the bedrooms in the home and by the Bear River Health Department.

Mr. Hansen commented that this rezone will be less impactful and there is already one guaranteed culinary hookup from a private source and Lewiston has stated there is a possibility for the rest of the lots to hook up there.

Sands asked who is providing the culinary water.

Mr. Hansen responded the one guaranteed hookup is from the Goaslind system and there is a potential to hook the other lots to the Lewiston system.

Sands asked if there is a guaranteed culinary water hookup.

Mr. Hansen responded not for all 6 lots, but there is for one. There is also a fire hookup a little further down the road as well.

Sam Douglas commented that the purpose of the subdivision is for her son to build on one lot and then have the rest be for future development.

Mr. Hansen commented that he is concerned that if the rezone doesn't happen now there won't be an opportunity to rezone the land in the future.

Christensen asked about the smaller septic tank on culinary water vs. well water.

Mr. Hansen responded that culinary water is cleaner and doesn't require as big of tank and referenced Millville City.

Daug commented Millville can due to the culinary source

Mr. Hansen commented they still want to minimize the density and still farm alfalfa.

Daug explained about rezoning in the future.

Staff and **Commissioners** discussed access.

Diane Anderson commented that she owns the property ending in -0007 and explained the access improvements the County would require for her to build a home on her property.

Christensen commented that the property being discussed has a good slope to it.

Ms. Anderson commented yes and the county didn't inform them of the access improvements until she submitted for permits.

Randy Preece commented he owns the home to the north and they developed the Goaslind spring and explained the culinary water share access.

Watterson asked if there were additional connections available for the spring.

Mr. Preece responded there are not right now.

Daug asked how many shares are there.

Mr. Preece responded 22 hook ups and currently there are 20 homes.

06:04:00

Parker motioned to close the public hearing; **Watterson** seconded; **Passed 7, 0.**

Commissioners discussed the water available, the density of the surrounding area.

Watterson motioned to recommend approval of the Mountain Home Rezone with 2 conclusions; *Parker* seconded; **Passed 7, 0.**

06:08:00

#3 Continued Item – Ordinance Change – 17.07.040 General Definitions – Developable Acreage & Sensitive Areas Non-Developable

Watkins reviewed the updates that have occurred since the last meeting.

Staff and **Commissioners** discussed the revised definition of steep slope.

Watkins continued reviewing the proposed updates.

Staff and **Commissioners** discussed the definition of a structure, why a geotechnical study is being required for agriculture buildings, and leaving things up to the discretion of the Director of Development Services.

Watkins continued reviewing the proposed updates.

Staff and **Commissioners** discussed keeping the changes in the A10 zone and not the other zoning designations, clustering and fire coverage, and Ag remainders.

Christensen motioned to recommend approval to the County Council for the Ordinance Change – 17.07.040 General Definitions – Developable Acreage & Sensitive Areas Non-Developable dated as of August 3, 2023; *Watterson* seconded; **Passed 7, 0.**

07:33:00

Commissioners took a short recess.

07:37:00

#4 Potential Discussion – Ordinance Change – Use Typ3 1120: Accessory Apartment

Watkins gave an update regarding ADUs from the County Council.

Chief Hammer shared the concerns for detached ADUs that fire has.

Staff and **Commission** discussed distances between primary residences and detached ADUs, and if ADUs count towards the residence number for access on roads for the fire code, and sprinkler systems.

07:50:00

#5 Discussion - SB174 Subdivision Update

Watkins reviewed the changes to the Subdivision Approval Process.

Staff and **Commissioners** discussed the current timeline for subdivisions.

Watkins reviewed the current subdivision approval process and the new required processes under the updates.

Staff and **Commissioners** discussed the timeline for subdivision approvals with the changes.

08:00:00

Adjourned.