

Cache County Planning Commission (CCPC)

Minutes for 5 February 2009

Present: Josh Runhaar, Jay Baker, Chris Sands, Lee Nelson, Lamar Clements, Clair Ellis, Leslie Larson, David Erickson, James Swink, Megan Izatt

Start Time: 5:32:00 (Video time not shown on DVD)

Nelson welcomed; **Baker** gave opening remarks.

Approval of Agenda

Larson moved to approve agenda with an amendment to elect a new vice chair. Clements seconded; passed 5, 0.

Approval of Minutes

Sands moved to approve the 08 January 2009 minutes. Clements seconded; passed 5, 0.

Runhaar noted that the County Council did not reappoint Troy Allen to the Planning Commission. David Erickson was appointed to fill the vacancy.

Nelson thanked Mr. Allen for his service on the Board and welcomed Mr. Erickson.

Election of Vice Chair

Larson moved to approve Lamar Clements as Vice Chair. Erickson seconded; passed 5, 0.

5:37:00

#1 Agricultural Protection Area (Curtis W. & K. Suzanne Dent)

Baker reviewed Curtis Dent's request for an Agricultural Protection Area on 471.73 acres of property in the Agricultural Zone in the Richmond/Smithfield area.

Curtis Dent if we place this land in a trust, do we need to reapply for the protection area?

Swink I will find out.

Runhaar I think it stays with the land until an application comes in requesting that the protection be lifted.

5:39:00 – Ellis arrived.

Clements moved to approve Curtis Dent's request for an Agricultural Protection Area. Larson seconded; passed 5, 0. (Ellis abstained)

FINDINGS OF FACT:

- 1) The land is currently under agricultural production as pasture, hay, and grains.
- 2) The land is within the Agriculture Zone.
- 3) Approximately 100 acres of land area irrigated.
- 4) The 471.73 acres, while two separate unconnected areas, together compose a larger agricultural organization which is agriculturally viable.

5:41:00

#2 Discussion: Multiple Agricultural Zones & Zoning Ordinance, Title 17.

The Planning Commission and staff discussed the base zoning district and the two new zones, RE2 and AE5. The commission and staff also discussed the FR-40 zone, 1970 parcels, and setback requirements in the FR-40 zone.

7:08:00 – Baker left.

Walt Young I believe many of your applications will continue to be in the A10 zone. You don't have to approve anything in the A10 and you do not have to give a reason why this body didn't approve the application. Why don't you have a cap on how many lots there can be? You can shut down any AE5 or RE2 application that comes through because it is a rezone. I don't think you will see a lot of change.

Clements if the county is requiring certain strict road requirements, such as a hard oiled surface, I think the county should be responsible for maintenance. How do you feel about that Mr. Young?

Mr. Young I agree with you.

Runhaar I would rather there be no private roads, but we can't have cul-de-sacs that go nowhere spaced all over the county and expect the county to be responsible for them.

The Planning Commission and staff discussed the benefits of private roads versus public roads.

No action was taken.

7:41:00

#3 Discussion: Mineral Extraction Zone

Mr. Troy Allen when the mineral extraction zone was first discussed, certain items were supposed to come back before this board for amendment. It's not to be totally black and white but that is not always possible. That's the purpose for this type of board. With the restrictions on operation times this isn't always correct. The objective of the ordinance needs to be narrowly defined and the sound level requirements are sometimes ridiculous. We try to be good neighbors and people can rarely hear our operation. I think it is ridiculous that I cannot go work my pit on certain holidays when no one can hear us. I do think if trucks are running that is another issue, but if trucks are not running, then the days I run my pit shouldn't be restricted. It is very hard to have a deadline fast approaching, and I have to shut down in the middle of the week due to a

holiday. Sometimes it's easier to run the pit and deal with the consequences rather than applying for a variance if a deadline is fast approaching.

Nelson apparently there is need for a little rework on the ordinance.

Runhaar The Mineral Extraction Zone ordinance will go on our list for review.

Mr. Allen the past 4 years this board has been extremely busy with long agendas. Now would be a good time to take advantage of this economic downturn to rework ordinances and do other work that you haven't been able to get to.

Nelson it currently says no work on Memorial Day, July 4, July 24, and Labor Day?

Mr. Allen correct.

Nelson it's different if there were trucks running up and down the roads, but if you're just working the pit, I see no problems.

Clements if it's not in an area to really bother anyone, why not?

Erickson it seems like a lot of this was written as reactionary.

Larson we need it to be objective.

Swink This body can make variances, and they can do it at the time of application or later. Also, back to the Agricultural Protection Area, it does go with the land but is subject to review every 20 years. If it is not reviewed, it continues with the land, however, it is not indefinite.

Runhaar we are trying to do a planning process in conjunction with Franklin County called Envision Cache Valley. We are trying to clear up any inconsistencies to help everyone to get to where we all want to be in the future. There is a handout in front of you, if you can attend any of the meetings listed, we would greatly appreciate it.

8:01 – Adjourned.