



**PLANNING COMMISSION MINUTES**

**08 APRIL 2014**

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1 **Present:** Stephanie Nelson, Chris Harrild, Josh Runhaar, Jason Watterson, Brady Christensen,  
2 Phillip Olsen, Chris Sands, Rob Smith, Lane Parker, Leslie Larson, Megan Izatt

3  
4 **Start Time:** 05:31:00

5  
6 **Sands** welcomed and **Smith** gave opening remarks

7  
8 **Agenda**

9  
10 Item #3 was removed from the agenda and item #4 was moved to be first on the agenda. With  
11 noted changes the agenda was approved.

12  
13 **Minutes**

14  
15 Passed with no changes.

16  
17 **05:39:00**

18  
19 **Regular Action Items**

20  
21 **#4 Kimball Subdivision (Mark Donaldson)**

22  
23 **Nelson** reviewed Mr. Mark Donaldson's request for a recommendation of approval to the County  
24 Council for a 2-lot subdivision and remainder parcel on 21.25 acres of property in the  
25 Agricultural (A10) Zone located at approximately 5650 North 1200 West, Smithfield. Staff  
26 considers this a consent agenda item now that the surveyor has provided all the necessary  
27 information regarding wetlands on the property. Access to the property is adequate but no access  
28 from SR 218 will be allowed. Utilities are adequate and the current buildings have a septic  
29 system in place that Bear River Health Department has approved. No public comment has been  
30 received for this application.

31  
32 **Staff and commission** discussed the wetlands that are currently on the property. Any additional  
33 homes would have to respect the wetlands boundaries and would not be allowed to build in those  
34 areas. Also, the land taken out for wetlands does affect the developable acreage. The applicant  
35 is eligible for up to four lots but is only requesting two lots and an undevelopable remainder.  
36 Houses more than 150 feet from the county roadway will require a 20 foot wide access.

37  
38 **Smith** motioned to recommend approval to the County Council based on the findings of fact and  
39 conditions of approval; **Larson** seconded; **Passed 7, 0.**

40  
41 **#1 Public Hearing – 5:40: Telecommunication Facilities**

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43 **Harrild** reviewed the telecommunication facilities ordinance. The county has not had a  
44 telecommunication facilities ordinance before but it allows the county to regulate height,  
45 placement, etc.

46  
47 **05:43:00**

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2 **Watterson** motioned to open the public hearing; **Larson** seconded; **Passed 7, 0.**  
3 **There** was no public comment

4  
5 **05:47:00**

6  
7 **Olsen** motioned to close the public hearing; **Larson** seconded; **Passed 7, 0.**

8  
9 **Larson** motioned to recommend approval of the telecommunication facilities ordinance to the  
10 County Council; **Smith** seconded; **Passed 7, 0.**

11  
12 **05:47:00**

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14 **#2 Public Hearing – 6:00: Title 17.18 – Sensitive Areas**

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16 **Harrild** reviewed the changes to Title 17.18 – Sensitive Areas. Staff has completed revisions  
17 and completed the Important Habitat Areas map that reflects the known habitat areas of federally  
18 listed species in the unincorporated county. There are four species that have been identified -  
19 they are Maguire Primrose, Canada Lynx, Sage Grouse, and the Yellow-Billed Cuckoo. Maps of  
20 the sensitive areas for the habitat of all listed species are available in the Development Services  
21 Office.

22  
23 **Staff and commission** discussed the current ordinance. The current ordinance is impractical in  
24 application. The new ordinance is tailored to the county, easier to apply, and a clearer guide for  
25 public use. The new ordinance focuses on potentially developable and non-developable areas of  
26 the unincorporated county. The main focus of the ordinance is the health, safety, and welfare of  
27 the county and its residents. The ordinance also directs with issues regarding canals and their  
28 effect to flood plains maps. The state is requiring the county to map every canal and notify those  
29 canals when development occurs around those canals.

30  
31 **06:25:00**

32  
33 **Watterson** motioned to open the public hearing; **Larson** seconded; **Passed 7, 0.**

34  
35 **There** was no public comment

36  
37 **06:26:00**

38  
39 **Olson** motioned to close the public hearing; **Larson** seconded; **Passed 7, 0.**

40  
41 **Staff and commissioner's** discussed the fluidity of the habitat map for federally listed species.  
42 The main concern there is the Sage Grouse. The county's habitat for sage grouse is really poor.  
43 If that habitat and/or mapping changes over time, the county can meet those needs for change by  
44 adopting a new habitat map.

45  
46 **Smith** motioned to recommend 17.18 – Sensitive Areas for approval to the County Council with  
47 the changes discussed; **Larson** seconded; **Passed 7, 0.**

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**6:39:00**

**#3 Rita LaVern Stephens Conditional Use Permit (Rita LaVern Stephens)**

**This** item removed from agenda

**#5 Discussion: Rural 2 (RU2) and Rural 5 (RU5)**

**Runhaar** the County Council has asked staff to discuss the RU2 and RU5 zones with the commission.

**Runhaar** gave an overview of the county’s zoning history. He also discussed the cost of development. It’s less expensive for developers to develop in the unincorporated areas of the county. It is easier to develop in the county because the timeline is shorter, zoning is more flexible, and there are fewer and less onerous requirements.

**Staff and commission** discussed roads and impact fees and the challenge involved in maintaining existing and potential roadways. The county does not have impact fees which results in a relatively less expensive option of developing in the county. Also, once a home is built on a county road, the road has to be maintained no matter the number of homes on that road. The county cannot currently afford to maintain the existing infrastructure. Staff is working on several other discussion points on zoning and roads.

**07:54:00**

**Adjourned.**