



PLANNING COMMISSION MINUTES

07 MAY 2015

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Present: Stephanie Nelson, Chris Harrild, Josh Runhaar, Jason Watterson, Leslie Larson, Phillip Olsen, Chris Sands, Lane Parker, Brady Christensen, Jon White, Lee Edwards, Megan Izatt

Start Time: 05:30:00

Sands welcomed and **Olsen** gave opening remarks

05:3:00

Agenda

Approved with no changes.

Minutes

Approved with minor changes.

05:34:000

Consent Agenda

#1 Scott Wells Subdivision (Scott Wells)

Nelson reviewed Mr. Scott Wells' request for a recommendation of approval to the County Council for a 1-lot subdivision on 11.98 acres of property in the Agricultural (A10) Zone located at approximately 4840 West 4600 South, Wellsville, currently part of the North Pine Canyon Ranch Subdivision

#2 North Pine Canyon Road Ranch Subdivision Amendment (Claren J. Maughan and Jarvis Maughan)

Nelson reviewed Mr. Claren J. Maughan and Mr. Jarvis Maughan's request for a recommendation of approval to the County Council to amend the existing 3-lot, two (2) agricultural remainder subdivision on 149.68 acres of property in the Agricultural (A10) Zone located at 4901 West 4600 South, Wellsville

Larson** motioned to accept the consent agenda items for approval; **Watterson** seconded; **Passed 6, 0.

05:38:00

Regular Action Items

#3 Fire Fighter Practice Cars LLC (H. Reid Smith)

Nelson reviewed Mr. H. Reid Smith's request for approval for a conditional use permit (CUP) to allow the storage of fire fighter practice cars are on a portion of 0.85 acres of property in the

Industrial (I) Zone located at approximately 7032 West 5800 North, Cache Junction. The proposed site location will store and/or work on vehicles awaiting their intended use for fire department drills in extrication or for use in demolition derbies. There will only be one employee. The proponent has also identified signage to be placed on the property and existing building, however the current proposal will need to be revised to meet the Cache County Sign Standards found in 17.23. Additional permitting will be required for the signage.

Reid Smith the state requires a 6 foot chain link fence and I will be fencing prior to occupation. I work with Newton fire department and I'm a mechanic. Since living in Newton I have provided fire departments cars to train with, not to burn, but to practice fire extrication and extinguishing.

Sands there is going to be a regular turnover of vehicles?

Mr. Smith we may have some that we store for awhile if it would make a decent derby car to advertise our business.

Staff and Commission members asked what the difference between this type of project and a salvage yard is. The proponent is not planning on removing car parts and selling to the public. The intent is for this to be a couple of cars sitting for a couple of months before they are used for other things.

Sands is the fence going to follow the red line on the photo?

Mr. Smith yes.

Sands any questions?

Mr. Smith under 4500 you are not allowed to dismantle, under 2200 the industrial salvage yard you are allowed to dismantle. So that I can qualify for my state license I need to be able to obtain a dismantler's license so that I can sell more than 2 cars a year. And that would be selling to a salvage yard, not the public. So the exception I am asking for is that you allow me to dismantle in writing so that I can go ahead for my dismantler's license.

Runhaar so you plan on 8 cars?

Mr. Smith yes, the state requires that the fenced portion be larger enough to hold at least 3 vehicles but we don't plan on more than 8 cars.

Staff and Commissioners discussed the addition of a 5th condition. The 5th condition will read, "No more than 8 vehicle frames and parts for 4 additional cars are allowed on site at one time. Operator is allowed to dismantle and provide repairs to vehicles as necessary for the intended use, but not as a commercial mechanic open to the public."

Mr. Smith would I be allowed to be a mechanic in a mobile sense? I mean would I be able to be a mobile mechanic if my business takes off.

Runhaar that should be covered under a home based business license. If needed we can amend the conditional use permit in the future if you need to expand or do other things on the site then what this permit currently states.

Larson wouldn't that be allowed in the industrial anyways?

Runhaar we can amend/expand this permit fairly simply much easier than issuing a new permit.

Olsen motioned to accept and approve the Fire Fighter Practice Cars, LLC Conditional Use Permit with the written conditions and findings of fact as stated, with the addition of Condition #5 which will read as "No more than 8 vehicle frames and parts for 4 additional cars are allowed on site at one time. Operator is allowed to dismantle and provide repairs to vehicles as necessary for the intended use, but not as a commercial mechanic open to the public."

Parkinson seconded; **Passed 6, 0.**

05:53:00

#4 Trout of Paradise, Inc. (Grant L. White)

Nelson reviewed Mr. Grant L. White's request for approval for a conditional use permit (CUP) to allow the expansion of an existing CUP with a 30' X 40' dining room addition and a 26' X 30' extension to the south end of the existing structure on 29.48 acres of property in the Agricultural (A10) Zone located at approximately 750 West 8900 South, Paradise. This will be done in two phases. The first will occur within one year and would be the 26'X30' extension on the southwest side of the existing facility with another restroom. Over the next 1-15 years the proponent would like to expand their overnight accommodations by five or six more rooms. The proponent would also like to add trailer hookups; the location of the hook ups would be on the south side of Mt. Pisgah Road, directly north of the cabins. Access is adequate. All the parking must be done off-street and in the designated parking area on-site. Water and septic services are adequate. There is a possibility they would have to meet flood plain standards with their building.

Parkinson motioned to approve the Trout of Paradise, Inc. Conditional Use Permit with the written conditions and findings of fact as stated; Watterson seconded; Passed 6, 0.

06:00:00

#5 Discussion: Title 17 – Airport

Harrild since the last meeting the FAA and State have been contacted regarding the airstrip piece. The FAA and State have both identify airstrips as airports. If you are landing or taking off in a consistent manner the FAA considers it an airport. That covers everything from helipads to drones; if you are landing and taking off it is an airport. The state issues permits for public airports but not private. The FAA 7408-1 form is submitted to the FAA and they issue notice of objection or no objection. The other thing to note is that private airports do not have to be marked on maps. They are also making sure there are no flight safety issues based on the location whether the airport is public or private. As soon as a plane leaves the ground it is outside the county's jurisdiction; airspace falls under the jurisdiction of the FAA. For the public

airport the county would like a copy of what is required to be turned into the FAA and what the applicant receives back from the FAA. The county is also identifying that public and private airports meet the minimum design standards outlined by the FAA. For a public airport the county is also going to require that a copy of the State license issued by the Utah Division of Aeronautics be submitted.

In the use chart, a public airport is only allowed in the Public Infrastructure (PI) Zone. Staff has identified that private airports should not be allowed in the RU2 and RU5 zones. Some commissioners feel that it should be a conditional use in the A10, FR40, RR, C, and I because then adjacent landowners will be able to note any concerns. The reason this was originally brought up was due to complaints about planes taking off and landing in the A10 zone.

Joe Chambers you are incorporating a federal standard and that may be a moving target. You might want to, as the FAA increases their requirements by the form, have that be the target, but you might also want to freeze to the FAA requirements now. By drafting the way you have you automatically incorporate federal changes.

Harrild it was intentionally drafted that way to make sure the most current law/standards are applied.

06:35:00

Staff Reports

Harrild Beaver Mountain came before the board several years ago. They have come back since and would like to add expand a shed into a 3,000 sq feet building. Staff is asking if the Planning Commission would be fine with this going through the Development Services office as an administrative process or if the Planning Commission would like it to come back for a complete review. This building is going to not house any food distribution or lodging but is a gathering area and for storage.

Sands and **Larson** disclosed that they are donors to this project.

The Commission indicated that they believe that due to its size, it would be appropriate to have the request for a minor expansion go through the Development Services office only, and not come before the Commission.

06:42:00

Adjourned.