



PLANNING COMMISSION MINUTES

01 September 2016

<u>Item</u>	<u>Page</u>
1. Public Hearing 5:35 p.m. Nielsen Rezone	2
2. Discussion – 17.23 Sign Standards (postponed due to lack of commission members)	

1 **Present:** Jacob Adams, Chris Harrild, Josh Runhaar, Megan Izatt, Brady Christensen, Rob Smith, Chris
2 Sands, Nolan Gunnell, Jon White

3
4 **Start Time: 05:30:00**

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

7
8 **05:32:00**

9
10 **Agenda**

11
12 With the removal of item #2 the agenda was approved.

13
14 **Minutes**

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16 *Gunnell* motioned to approve the minutes from August 4, 2016; *Christensen* seconded; **Passed 4, 0.**

17
18 **05:34:000**

19
20 **Regular Action Items**

21 **#1 Public Hearing (5:35 PM): Nielsen Rezone (James Nielsen)**

22
23 **Adams** reviewed Mr. James Nielsen's request for a recommendation of approval to the County Council
24 for a rezone of 5 acres of property at 100 West 6600 South, south of Hyrum, from the Agricultural (A10)
25 Zone to the Rural 2 (RU2) Zone. The potential for development under the RU2 Zone may be 2 building
26 lots. Staff contacted Hyrum City and they have no problems with this rezone. They anticipate that this
27 area at some point in the future will be annexed into the city. 6600 South is a paved road that is 21 feet
28 wide with 1 foot wide shoulders and does receive winter maintenance. Both the Fire District and Logan
29 Environmental have signed off on the rezone.

30
31 **Staff and Commission** discussed the right-of-way. The width of the right-of-way is currently unknown.
32 As 6600 South does not meet the minimum standards for right-of-way width some dedication of land for
33 an easement to the county may be required during the subdivision process. The last subdivision approved
34 on 6600 South was approved in 2011 and also had a right-of-way dedication requirement.

35
36 **05:42:00**

37
38 *Sands* motioned to open the public hearing; *Gunnell* seconded; **Passed 4, 0.**

39
40 **Kent Nielsen** I am representing my brother for this application.

41
42 **White** whose land was it?

43
44 **Mr. Nielsen** Darwin Nielsen. We were hoping for four, two acre parcels because there are four heirs but
45 then we found out the one piece was previously subdivided and not able to be subdivided again.

46
47 **Christensen** so you are looking for 2 lots?

48
49 **Mr. Nielsen** right. From what I understand for the road, if we were to subdivide we would have to give
50 some frontage for the road?

1 **Harrild** yes.
2
3 **Staff and Commission** discussed rights-of-way. The county is looking at requiring right-of-way
4 dedication on any permits issued in the county.
5
6 **05:49:00**
7
8 *Sands* motioned to close the public hearing; *Christensen* seconded; **Passed 4, 0.**
9
10 *Sands* motioned to recommend approval to the County Council for the Nielsen Rezone with the discussed
11 findings of fact and conclusions; *Christensen* seconded; **Passed 4, 0.**
12
13 **#2 Discussion – 17.23 Sign Standards**
14
15 **Removed from agenda.**
16
17 **Staff** updated the Commission on Agritourism. The Council asked staff to pursue additional information
18 at the last council meeting.
19
20 **06:01:00**