



PLANNING COMMISSION MINUTES

03 November 2016

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Present: Angie Zetterquist, Chris Harrild, Josh Runhaar, Megan Izatt, Brady Christensen, Rob Smith, Phillip Olsen, Lane Parker, Jason Watterson, Lee Edwards

Start Time: 05:32:00

Smith welcomed and **Olsen** gave opening remarks

05:33:00

Agenda

Approved with no changes.

Minutes

Christensen motioned to approve the minutes; Olsen seconded; Passed 4, 0.

05:34:000

Consent Items

#1 Maple Fields Subdivision (Duane Williams)

Mr. Duane Williams is requesting a recommendation of approval to the County Council for a three-lot subdivision with an agricultural remainder on 7.55 acres of property at 1100 West 6600 North, west of Smithfield, in the Agricultural (A10) Zone.

Duane Williams I am the proponent for this and in favor of this project and the next project on the agenda.

Christensen motioned to approve the Maple Fields Subdivision with the 28 findings of fact, 6 conditions, and 3 conclusions; Parker seconded; Passed 4, 0.

05:37:00

Regular Action Items

#2 Hansen 400 West Subdivision (Gary Hansen)

Harrild reviewed the staff report for the Hansen 400 West Subdivision.

05:40:00

Watterson arrived.

Staff and **Commission** discussed the needed road improvements for the Hansen subdivision.

Mr. Gary Hansen I am the property owner. The power lines are right at the road on the west side and that's the reason for the request to move it to the east a little bit.

The width of the dedicated right of way was discussed.

Olsen are you satisfied with what staff is asking you to do?

Mr. Hansen if I do this, is the county going to follow through on their road situations around there that are just as narrow if not narrower or more hazardous?

Runhaar we are working towards that.

Smith the other thing to note is that regulations and requirements change over time so in the future we can't say that the same requirements will be required.

Danny Hansen I live on the south edge of this. We built our house last year and we are for this. The way the road is now, I would hate to that road go wider for a temporary situation. This road is going to be narrow and then flare our and then go narrow again and that seems like a safety issue. I would like to see the road stay the way it is rather than have a temporary widening.

Olsen motioned to recommend approval to the County Council for the Hansen 400 West Subdivision the stated findings of fact, conditions, and conclusions; Watterson seconded; Passed 5, 0.

05:57:00

Discussion – 17.23 Sign Standards

Harrild briefed the Commission on the changes to Title 17.23 Sign Standards. Staff will have a draft code for the next scheduled meeting.

06:25:00

Staff Report

Harrild informed the Commission of a change to constrict the Cherry Peak's CUP's boundary which will be handled administratively at the Commission's direction. The Commission asked staff to review and act on the boundary change.

06:32:00

Adjourned