



PLANNING COMMISSION MINUTES

21 JULY 2016

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1 **Present:** Jacob Adams, Chris Harrild, Josh Runhaar, Megan Izatt, Lee Edwards, Nolan Gunnell, Phillip
2 Olsen, Rob Smith, Brady Christensen, Chris Sands, Lane Parker, Jason Watterson

3
4 **Start Time: 05:33:00** (Time not shown on DVD)

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

7
8 **05:34:00**

9
10 **Agenda**

11
12 *Gunnell* motioned to accept the agenda; *Watterson* seconded; **Passed 7, 0**

13
14 **Minutes**

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16 *Parker* motioned to approved the July 7, 2016 minutes; *Gunnell* seconded; **Passed 7, 0.**

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18 **05:36:000**

19
20 **Regular Action Items**

21 **#1 Public Hearing (5:35 PM): Ordinance 2016-11: Agritourism**

22
23 **Harrild** reviewed the Amendments to sections 17.07 Definitions and 17.09 Schedule of Zoning Uses of
24 the County Code regarding Agritourism uses.

25
26 **Staff and Commission** discussed Agritourism. The main use of the farm would still be used for
27 agriculture and the accessory use would be Agritourism. There will be an occupancy limit of two people
28 per room (excluding children under 15); the parcel needs to be at least 10 acres and used more than 14
29 days (consecutive or non-consecutive) to be considered Agritourism. Bed and Breakfasts are not
30 considered part of the Agritourism. Currently staff knows of two landowners that would qualify under
31 this new definition and are operating and have received notices to stop and cease their operations. If there
32 are operations that currently have a conditional use permit (CUP) their permits are still valid under their
33 existing conditions. Some Commissioners expressed that the consequences from this definition could be
34 larger than intended. There will be some things that come up that will have to be addressed and the code
35 can be amended as needed. In the use chart Agritourism is conditionally permitted in the A10 and FR40.
36 Produce stands do not fall under this definition and are a zoning clearance done administratively. The
37 main reason for this code amendment is to help with impacts on the surrounding area. Many
38 commissioners felt the 14 days was too restrictive and should be increased to twenty one (21) days.

39
40 **06:12:00**

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42 *Olsen* moved to open the public hearing for Ordinance 2016-11 Agritourism; *Watterson* seconded;
43 **Passed 7, 0.**

44
45 **06:13:00**

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47 *Olsen* motioned to close the public hearing for Ordinance 2016-11 Agritourism; *Watterson* seconded;
48 **Passed 7, 0.**

49
50 *Sands* motioned to recommend approval to the County Council for Ordinance 2016-11 Agritourism with
51 the noted edits; *Christensen* seconded; **Passed 7, 0.**

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2 **06:14:00**

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4 **#2 Public Hearing (6:20 PM): Ordinance 2016-12: Telecommunications Facilities**

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6 **Harrild** reviewed the Amendments to the Telecommunications Facilities Ordinance. The FCC issued a
7 statute stating coverage justification and economic feasibility cannot be considered or reviewed when
8 making a decision concerning tower height. Some questions were asked regarding setbacks; currently the
9 ordinance requires that the towers have enough land to equal the height of the tower plus 10 feet. No
10 applications for a new telecommunications facility have been received since the current ordinance was
11 passed. The new ruling from the FCC does allow for the Planning Commission to decide on aesthetics.
12

13 **06:22:00**

14 **Olsen** stepped out.

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16
17 **06:24:00**

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19 *Christensen* motioned to open the public hearing for Ordinance 2016-12; *Watterson* seconded; **Passed 6, 0.**
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22 **06:25:00**

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24 *Watterson* motioned to closed the public hearing for Ordinance 2016-12; *Sands* seconded; **Passed 6, 0.**

25
26 *Sands* motioned to recommend approval to the County Council for Ordinance 2016-12
27 Telecommunications Facilities; *Watterson* seconded; **Passed 6, 0.**
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29 **06:27:00**

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31 **#3 Public Hearing (6:30 PM): Ordinance 2016-13: Various amendments to Title 17**

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33 **Harrild** reviewed the various amendments. This includes amendments to sections 17.02 Administration,
34 17.04 Enforcement, 17.06 Uses, 17.07 Definitions, 17.09 Schedule of Zoning Uses, 17.10 Development
35 Standards, 17.13 Mineral Extraction and Excavation (ME) Overlay Zone, and 17.16 Group Living
36 Facilities.
37

38 **06:27:00**

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40 **Olsen** returned.
41

42 **Harrild** reviewed 17.02 Administration. There were some redundant pieces in the ordinance and the
43 redundant sections were deleted. The second item is to allow extensions. For 17.04 Enforcement, is a
44 Class C misdemeanor not a Class B misdemeanor. For 17.06 Uses, it was updated to address a gap in the
45 process for CUPs that cease operation but still have ongoing requirements to fulfill. This change is mostly
46 for gravel pits that have exhausted their permit but still need to complete reclamation requirements. For
47 17.07 Definitions, it was updated to more accurately specify appropriate definitions for any words or
48 phrases not found in the county, state, or building code. Section 1130 was added to reflect the previous
49 update to the use chart in 17.09 for accessory structures. These definitions were moved from general
50 definitions section, amended, and placed here with the use related definitions. Some minor updates were
51 made for the residential living facility to reference the code. Definition 5100 was updated to clarify and

1 distinguish the difference between a recreational facility and a resort. Emphasis was also added that a
2 resort is a large scale planned facility. Accessory Use, Residential Use, and Commercial/Manufacturing
3 use definitions were moved to definition 1130. 17.09 Schedule of Zoning Uses, 5400 Agritourism added.
4 17.10 Development Standards, 17.10.010 A2 was added to allow for a travel trailer or similar vehicle to
5 be on the property for up to 180 days while a dwelling is under construction. Table 17.10.040, Site
6 Development Standards was updated to reflect the other category references and to reflect a more typical
7 amount. On a 1 acre lot in the FR40 Zone 10,000' is approximately 25% of the lot. That percentage
8 replaces the 10,000 square feet maximum. 17.13 Mineral Extraction and Excavation, the changes made
9 are specific to mineral extraction and excavation. Item A was updated to allow exception in cases of
10 temporary operation. The code was updated and reorganized to clarify the ordinance. 17.13.080 was
11 updated to Reclamation Agreements. 17.13.090 had a portion deleted due to non-enforceable
12 requirements. 17.16 Group Living Facilities, there were code reference updates and corrections made.

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14 **06:56:00**

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16 *Watterson* motioned to open the public hearing; *Sands* seconded; **Passed 7, 0.**

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18 **06:56:00**

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20 *Watterson* motioned to close the public hearing; *Olsen* seconded; **Passed 7, 0.**

21
22 *Watterson* motioned to recommend approval to the County Council for Title 17 for the sections outlined
23 by the agenda with the noted edits and changes; *Sands* seconded; **Passed 7, 0.**

24
25 **06:57:00**

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27 *Christensen* and *Sands* left the meeting.

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29 **#4 Ordinance 2016-10: 15.32 Storm Water Standards**

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31 *Runhaar* reviewed the Storm Water Standards.

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33 **#5 Resolution 2016-18: Storm Water Management Program**

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35 *Runhaar* reviewed the Storm Water Management Program.

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37 **#6 Resolution 2016-19: Infrastructure Standards**

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39 *Runhaar* reviewed the Infrastructure Standards.

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41 **07:29:00**

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43 **#7 Discussion – 17.23 Sign Standards**

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45 *Harrild* 17.23 Sign Standards is being completely rewritten because it violates the first amendment.

46 **07:31:00**

47
48 **Adjourned**