



PLANNING COMMISSION MINUTES

02 February 2017

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

Start Time: 05:31:00

Smith welcomed and gave opening remarks

05:32:00

Agenda

Watterson** motioned to approve the agenda with the removal of item #4 and changing item #3 to a discussion instead of a public hearing; **Christensen** seconded; **Passed 6, 0.

Minutes

Gunnell** motioned to accept the minutes from January 7, 2017; **Christensen** seconded; **Approved 6, 0.

05:34:000

Consent Agenda Items

#1 Cellan 800 W Subdivision

Sands** motioned to approve the consent agenda; **Gunnell** seconded; **Passed 6, 0.

05:38:00

Regular Action Items

Smith recused himself due to a conflict of interest.

#2 Public Hearing (5:45 pm) West Cache Buildings Rezone

Zetterquist reviewed the staff report.

Staff and **Commission** discussed the road.

05:45:00

Parker** motioned to open the public hearing for the West Cache Buildings Rezone; **Christensen** seconded; **Passed 5, 0.

Ryan Merrill on this proposed parcel, the bottom half is what we are looking at using. We would not be looking for outside services such as water or sewage. The buildings will have electricity and that is it. The storage sheds just to the north have an underground fire suppression system and we would do something similar for fire suppression so we wouldn't need to extend utilities from either city. I'm not against widening and paving 400 West. Also if you look down 6th west in Logan they've built right to the edge of the railroad. I would like to adjust the setback because if that were to happen it gives some extra land. They just built the funeral home on 3200 North and they didn't widen the road. If this is approved and I paved 400 West and anybody else came into put buildings I would like to see them pay back part of the

cost of those improvements. There are 30 foot telephone poles on the bottom end of the property and there are some tall trees and in the requirements I think it says 20 feet tall is the tallest the structure can be. I am sure there will be reflection issues and requirements for what material I can use for the roof but if this is approved we would cross that road with the FAA then.

Watterson what is the future use you are looking at?

Mr. Merrill a larger scale commercial storage for people such as contractors. The buildings would be cinderblock bays that they could own and put their business in. These would be like what you would see in an industrial park but would not need to have sewer.

Allen Elder I have commercial property in Hyde Park City. The funeral home was approved in a two part piece. They rezoned it commercial and then because it's a separate piece they received a permit to build on it. My biggest concern is if there is commercial out there they should approach a city to be annexed so they can have services. As for storage units, if you have cinderblock walls and had the right rating you wouldn't need fire suppression. I just would like to see organized development and not hodgepodge. I've actually talked to Hyde Park City about that road. They didn't foresee them coming in to get a permit for one parcel that got rezoned and it wasn't planned that way. They are pushing to get that road improved. What is the distance from the airport?

Runhaar it's just a height requirement.

Mr. Elder if things go in, I would like to see it be organized and have it come in with a city.

Mr. Merrill neither city expressed interest in annexing.

Linda Elder I don't want anything out there to be a real eye sore. Do you have a restriction of how to proceed?

Watterson at this point it is a rezone and we don't have the information of what will be there. The next step, if it's approved, would include the details of what is planning to be built.

Mrs. Elder I just have some concerns about the road and don't want to have an eye sore out there.

Jeremiah Esplin these smaller pieces are really getting difficult to farm and the farming equipment is getting bigger. I've watched this piece and it's really difficult to farm. I think it would be good to make the change and have the property be useful.

05:58:00

Gunnell motioned to close the public hearing; Christensen seconded; Passed 5, 0.

Commission discussed the proposed rezone and the reasons staff presented for denial.

Gunnell motioned to recommend denial for the West Cache Buildings Rezone; Parker seconded; Passed 5, 0.

06:04:00

#3 Public Hearing – Title 17 Agritourism and associated amendments

Harrild reviewed the changes to Title 17 Agritourism and associated amendments.

Kelby Johnson I own and operate the Johnson Family Farms with my brother. We are in Benson and currently do vegetable and produce exclusively. We supply roadside stands, farmers markets, and direct sales. We feel like that this fits pretty well for our operation and other operations similar to ours and people who are thinking of diversifying their operation. I think this is a good start and there will be problems in the future as things change and trends change. The trends have really opened up this caveat for me to do what I do. I really like the change to the farm stand definition and that it is an improvement.

Christensen how do you move your product?

Mr. Johnson generally we don't like people coming to the farm. We try to go to farmer's markets and off of our location. The vast majority of our sales are through farmer's markets, grocery stores, direct delivery with Rosehill Dairy, and other wholesale markets.

Christensen where do the ordinances need to change for you as a producer?

Mr. Johnson for us, as we continue to expand, a roadside stand of our own is something we want to do and we are looking at different places. The way the ordinance read really limited our vision of what we wanted to do and pushed us towards a ramshackle stand. Does it currently affect us? No, but as we are looking to the future that is where we were concerned.

Runhaar we don't typically get detailed into enforcing on Agricultural. The issue is when the public comes to the site and the impacts that brings.

Smith are you looking at doing a stand on your property or elsewhere?

Mr. Johnson we are looking at doing a stand closer to town.

Harrild highlighted the main changes to the Agritourism section of the ordinance and the **Commission** discussed it. A public hearing will be set for the next meeting.

#4 Discussion: Administrative and Legislative Actions

Removed from agenda

07:05:00

#5 Elections for Chair and Vice Chair

Smith nominated **Jason Watterson** for Chair and **Phil Olsen** as Vice Chair; **Gunnell** seconded; **Passed 6, 0.**

07:07:00

Staff Reports

Harrild informed the commission of Pepperidge Farm's proposed minor expansion to their current CUP that may be handled administratively if so determined by the Planning Commission (PC). PC directed staff to handle it administratively.

There may also be an enforcement issue with the High Creek Canal Co. CUP that they are operating on someone's property that they are not supposed to be; that item may return to the PC next month for review.

Runhaar there is a canal company piping a section of the canal. The current code dictates anything over 18 inches requires a CUP. They are going to have 20 feet of 24 inch pipe before it goes back to 18 inches. It is a small lateral that goes down 6th south in Smithfield and the County is working with Smithfield where it is a joint right of way. PC directed staff to handle it administratively.

07:12:00

Adjourned