



**PLANNING COMMISSION MINUTES**

**02 March 2017**

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**Regular items**

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**Present:** Chris Harrild, Josh Runhaar, Nolan Gunnell, Chris Sands, Brady Christensen, Phillip Olsen, Lane Parker, Lee Edwards, Megan Izatt

**Start Time: 05:36:00**

**Olsen** welcomed and **Gunnell** gave opening remarks

**05:37:00**

### **Agenda**

***Parker** motioned to accept the agenda; **Gunnell** seconded; **Passed 5, 0.***

### **Minutes**

***Gunnell** motioned to approve the minutes from February 2, 2017 meeting; **Parker** seconded; **Passed 5, 0.***

**05:34:000**

### **Consent Agenda Items**

#### **#1 View of the Valley Subdivision**

***Gunnell** motioned to remove the View of the Valley Subdivision from the consent agenda; **Christensen** seconded; **Passed 5, 0.***

**Harrild** reviewed the staff report.

**Tom Hall** made a comment regarding water drainage and roads.

**Sterling Bone** made a comment regarding road safety.

**Scott Kendrick** made a comment regarding drainage, road safety, and water supply.

**Richard Miller** made a comment regarding road safety, density, power supply, and water supply.

**Jeff Nielson** made a comment about the platting of the development, the road, and drainage of water.

**Mr. Hall** made a comment regarding roads.

**Craig Poppleton** made a comment about road safety

**Craig Burdett** made a comment about wells, and drainage.

**Mr. Miller** made a comment regarding the Nautica Subdivision.

**Mr. Kendrick** made a comment regarding the Nautica Subdivision.

**Staff** and **Commission** discussed the application and the road issues mentioned during public comment.

*Gunnell* motioned to recommend approval of the View of the Valley Subdivision to the Cache County Council based on the conditions, with the addition of condition #4 regarding additional review of 1600 West, the findings of fact, and conclusions in the staff report; **Sands** seconded; **Passed 5, 0.**

**06:24:00**

**#2 Public Hearing (5:45 p.m.): Reed and Joan Baldwin Rezone**

**Harrild** reviewed the staff report.

**06:27:00**

*Sands* motioned to open the public hearing; **Gunnell** seconded; **Passed 5, 0.**

**Reed Baldwin** made a comment regarding rezoning the property to RU2.

**Olsen** asked about a turnaround.

**Mr. Baldwin** there is a turnaround.

**06:30:00**

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

**Staff** and **Commission** discussed the needed turnaround for emergency vehicles and garbage.

*Christensen* motioned to recommend approval of the Reed and Joan Baldwin Rezone to the Cache County Council with the conclusions, findings of fact, and conditions in the staff report; **Sands** seconded; **Passed 5, 0.**

**06:34:00**

**#3 Public Hearing (6:00 p.m.): Amendments to Title 17 regarding Agritourism, and associated amendments to 17.07 Definitions, 17.09 Schedule of Zoning Uses, and 17.22 Off Street Parking Standards**

**06:35:00**

*Sands* motioned to open; **Gunnell** seconded; **Passed 5, 0.**

**06:35:00**

No public comment was made.

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

*Gunnell* motioned to recommend approval of the Amendments to Title 17 including 17.07, 17.09, and 17.22, to the County Council; **Parker** seconded; **Passed 5, 0.**

**06:37:00**

**#4 Discussion: Revocation of Upper High Creek Canal Conditional Use Permit**

**Harrild** reviewed the compliance issue regarding the Upper High Creek Canal CUP.

**Edwards** commented on what road by use means.

**Greg Skabelund** made a comment regarding the right of way issues for the Upper High Creek Canal CUP.

**Staff** pointed out the route of the new canal pipeline along the road.

**Bret Christensen** made a comment stating they have met with Mr. Skabelund and are willing to work on an easement and permit agreements

*Sands motioned to continue the item up to 60 days to allow the proponents to complete their agreement; Gunnell seconded; Passed 5, 0.*

**Staff Reports**

**Harrild** asked the Commission about moving April's meeting back a week and will email the commission about dates.

**Staff** and **Commission** discussed canals and storm water briefly.

**06:57:00**

**Adjourned**