



PLANNING COMMISSION MINUTES

13 April 2017

Item

Page

Regular items

- 1. Public Hearing (5:45 p.m.) Birch Hollow Rezone 2
- 2. Public Hearing (6:00 p.m.) – M & R Rezone 2
- 3. Nixon & Nixon Conditional Use Permit 3

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

Start Time: 05:30:00

Watterson welcomed and **Christensen** gave opening remarks

05:32:00

Agenda

Approved with no changes.

Minutes

Approved with no changes.

05:33:000

Regular Action Items

#1 Public Hearing (5:45 p.m.): Birch Hollow Rezone

Harrild reviewed the staff report.

05:37:00

Olsen arrived.

Staff and **Commission** discussed notification of surrounding property owners and access.

Duane Williams access has been approved through UDOT.

Smith it was already subdivided when you bought it?

Mr. Williams yes. It has to be rezoned to be useable and probably can only have 4 homes.

05:46:00

Smith** motioned to open the public hearing; **Parker** seconded; **Passed 6, 0.

Alma Burgess made a comment about keeping the zoning agricultural, water, and notification of the Munk family.

Lamont Poulsen made a comment about keeping the zoning agricultural, road concerns, and consistent application of the ordinance for rezoning for residential.

Jeff West made a comment about water, utilities, access, and the land staying agricultural.

Mr. Williams stated the top 5 acres would remain as an agricultural remainder, 4 homes would have a minimal impact to SR 218 for traffic.

05:57:00

*Olsen motioned to close the public hearing; **Smith** seconded; **Passed 6, 0.***

Staff and **Commission** discussed road concerns and notification. The Munk family was notified.

Sands** motioned to recommend approval of the Birch Hollow Rezone to the County Council based on the noted findings of fact and conclusions; **Smith** seconded; **Passed 6, 0.

06:00:00

Watterson left.

#2 Public Hearing (6:00 p.m.): M & R Rezone

Harrild reviewed the staff report.

Staff and **County** discussed road maintenance. The Governor's office of Economic Development is helping provide grant funds for the road.

6:16

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

Brett Hawkins discussed the application for the rezone.

Mel Torrie presented on ASI and agricultural robotics.

Brett Hawkins mainly ASI is a software company. They make the software to partner with the robotics.

Mel Torrie addressed the road concerns. There will be asphalt all along the road to the north.

Kyle Yonk made comments supporting ASI and had concerns with the land being rezoned to commercial.

06:25:00

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

Staff and **Commission** discussed the rezone and road. A Conditional Use Permit (CUP) will still be required.

Sands** motioned to recommend approval of the M & R Rezone to the County Council based on the noted findings of fact and conclusions; **Parker** seconded; **Passed 5, 0.

06:35:00

#3 Nixon & Nixon, Inc. Conditional Use Permit

Harrild reviewed the staff report.

Staff and **Commission** discussed the irrigation line that goes through the property.

Jack Nixon suggested moving the irrigation line to the east end of the property but currently the gravel pit is staying 25 feet away from it.

Christensen isn't there a complication that doesn't allow the irrigation to move it?

Runhaar the type of pipe.

Mr. Nixon made a comment regarding the irrigation pipeline, and the bond for reclamation of the 10 acres.

Harrild reclamation funds would be dealt with through the County Attorney's office.

Travis Meikle spoke on behalf of the irrigation company and as an adjacent property owner. The elevation is the issue with the pipeline; the pipe can be moved. There is only 25 feet of gravel on the south side of the pit.

Staff and **Commission** discussed the conditions.

*Sands motioned to approve the Nixon & Nixon gravel pit with the noted findings and fact, conditions including the addition of an 11th condition, and conclusions; **Parker** seconded; **Passed 6, 0.***

07:06:00

Harrild informed the commission that May's meeting will be moved to May 3, 2017. There was also a legislative update for the County Code.

07:09:00

Adjourned