



PLANNING COMMISSION MINUTES

3 May 2017

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

Start Time: 05:32:00

Watterson welcomed and **Parker** gave opening remarks

05:34:00

Agenda

Approved with the removal of Item #7.

Minutes

Parker motioned to approve; *Gunnell* seconded; **Passed 4, 0.**

05:35:000

Consent Items #1-4

Gunnell recused himself from item #1.

Sands motioned to remove items #1 and #2 from the consent agenda; *Gunnell* seconded; **Passed 4, 0.**

Parker motioned to approve the consent agenda for items #3 and #4; *Gunnell* seconded; **Passed 4, 0.**

05:40:00

Regular Action Items

#5 Public Hearing (5:40 P.M.): Wellsville City Sewer Improvement Rezone

Harrild reviewed the staff report for the Wellsville City Sewer Improvement Rezone.

05:44:00

Sands motioned to open the public hearing; *Gunnell* seconded; **Passed 4, 0.**

Craig Rupp asked about the zoning change.

Harrild future development would require a Conditional Use Permit (CUP) but the rezone would allow Wellsville City to request to put a treatment facility there.

Mr. Rupp asked about conditions and stipulations for the rezone.

Harrild responded there are no conditions or stipulations attached to a rezone but would be for a CUP.

05:47:00

Gunnell motioned to close the public hearing; *Parker* seconded; **Passed 4, 0.**

Sands motioned to recommend approval for the Wellsville City Sewer Improvement Rezone to the County Council based on the stated findings of fact and conclusions; **Gunnell** seconded; **Passed 4, 0.**

05:48:00

#2 Spring Ridge Subdivision 2nd amendment

Harrild reviewed the staff report for the Spring Ridge Subdivision 2nd Amendment.

Gunnell motioned to accept public comment; **Parker** seconded; **Passed 4, 0.**

Wil Elliott commented in regards to development of the lots on the east side of the road, traffic, and small size of lots.

05:56:00

Christensen arrived.

Ralph Meyer asked what an Agricultural Remainder means.

Watterson explained the definition of Agricultural Remainder.

Harrild responded that the lot would not be a buildable lot.

Mr. Meyer asked about the lot to the north of the Agricultural Remainder.

Harrild responded that it is currently open space.

Chris Burbank commented regarding the size of the lots and people not expecting agricultural animals with the smaller lots, impacts to the road and water damage due to flooding.

Natalie Erickson commented regarding negative impacts from Steven Taylor and Petersboro Partners due to development in the area.

Lynn Brittle commented regarding the re-arrangement of the lots for the Spring Ridge Subdivision.

Steven Taylor commented regarding the re-arrangement of the lots, water for the subdivision for irrigation, and traffic impacts on the intersection.

Lisa Burbank commented regarding concerns with the road development, traffic impacts, and the creation of smaller lots.

06:08:00

Gunnell motioned to close public comment; **Parker** seconded; **Passed 5, 0.**

Staff and **Commission** discussed the size of the lots.

Parker motioned to approve the Spring Ridge Subdivision 2nd amendment with the state findings of fact, conditions, and conclusions; **Gunnell** seconded; **Passed 5, 0.**

06:12:00

Harrild reviewed the noticing requirements for land use items.

06:15:00

#1 Cross J Subdivision Phase 1, 1st Amendment

Gunnell recused himself from this item.

Harrild reviewed the staff report for the Cross J Subdivision Phase 1, 1st amendment.

Christensen motioned to approve the Cross J Subdivision Phase 1, 1st amendment with the stated findings of fact, conditions, and conclusions; **Sands** seconded; **Passed 4, 0.**

06:17:00

#6 DD Auto & Salvage Conditional Use Permit 1st Amendment

Harrild reviewed the DD Auto & Salvage Conditional Use Permit (CUP) 1st Amendment.

Staff did received public comment from a neighboring property owner and passed that onto the County Attorney.

Staff and **Commission** discussed the urban development issues, screening/fencing, wetlands, and access for DD Auto & Salvage CUP.

Sands commented that concrete screening was a great way to address the screening item.

David Grange commented that the concrete screening is nice for visual and security reasons.

Sands asked if the concrete screen would continue along the edge of the property.

Grange commented that the screening along SR-30 has been completed along his property line and won't continue further because it is not his property beyond that point. There is also the property line to the south that is screened with concrete. The east property line is in the slough and is difficult to screen. The main area of the scrap yard is under an existing CUP and this CUP that is being applied for is for the west side of the property.

Harrild reviewed where the screening is required to be located.

Lowell Huber read a letter from his attorney into the record. Mr. Huber also commented that he was unaware that the filing back in 2012 was not completed and recorded correctly; also he is unwilling to give up the access point on 1900 west if the application proceeds as follows.

Watterson asked **Lee Edwards** for council regarding how to continue where the issue is being litigated.

Edwards stated that he would need to review the letter that had just been provided by Mr. Huber's counsel.

Staff and **Commission** discussed what is needed from Logan City. Logan City has been noticed but staff has not received comment back.

Christensen motioned to continue the *DD Auto & Salvage Conditional Use Permit 1st Amendment* up to 90 days, being August 3, 2017; *Parker* seconded; **Passed 5, 0.**

07:02:00

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

Harrild reviewed the history of the Upper High Creek Canal CUP.

Greg Skabelund stated that an agreement has been reached.

Terry Spackman stated there is some issue with water rights. Will Atkin from the State is involved and helping with that and it should be done tomorrow. The irrigation company needs this item finished this spring.

07:08:00

#9 Discussion: Cache Resource Management Plan

Harrild gave an update on the Cache Resource Management Plan which addresses management of public lands in Cache County. A public hearing will be held at the June 7th PC meeting.

07:13:00

Adjourned