



PLANNING COMMISSION MINUTES

7 June 2017

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Present: Angie Zetterquist, Chris Harrild, Josh Runhaar, Jason Watterson, Nolan Gunnell, Rob Smith, Brady Christensen, Jon White, Megan Izatt

Start Time: 05:30:00

Watterson welcomed and **Christensen** gave opening remarks

05:32:00

Agenda

Approved with no changes.

Minutes

Gunnell motioned to approve the minutes from May 3, 2017; *Christensen* seconded; **Passed 4, 0.**

05:33:000

Regular Agenda

#1 Public Hearing (5:35: p.m.): Cache Resource Management Plan

Harrild and **Runhaar** reviewed the staff report for the Cache Resource Management Plan.

05:38:00

Smith motioned to open the public hearing for the Cache Resource Management Plan; **Gunnell** seconded; **Passed 4, 0.**

05:39:00

Gunnell motioned to close the public hearing for the Cache Resource Management Plan; *Smith* seconded; **Passed 4, 0.**

Staff and **Commission** discussed water rights.

Smith motioned to recommend approval to the County Council for the Cache Resource Management Plan; *Christensen* seconded; **Passed 4, 0.**

05:41:00

#2 Intermountain Hydraulics Conditional Use Permit Amendment

Zetterquist reviewed the staff report for Intermountain Hydraulics Conditional Use Permit Amendment.

Christensen motioned to recommend approval for the Intermountain Hydraulics Conditional Use Permit amendment with the 8 conditions and 2 conclusions as written; *Smith* seconded; **Passed 4, 0.**

05:49:00

#3 Rebound Unlimited Conditional Use Permit 1st Amendment

Zetterquist reviewed the staff report for the Rebound Unlimited Conditional Use Permit (CUP) 1st Amendment.

Staff and **Commission** discussed the definition of small animals and pets.

Karen Jenkins reviewed the definition of small animal pets, documents from the EPA, and the current operations and safety of the business.

Watterson asked about the construction of the chamber.

Ms. Jenkins stated the chamber is natural gas.

Watterson asked about the length of time to cremate an animal.

Ms. Jenkins stated that it is a 24 hour process and 5 to 7 animals a week are cremated.

Gunnell asked about the time frame from when animal is received to when it is cremated.

Ms. Jenkins stated that the longest an animal is in isolation is 24-48 hrs. If an onslaught of bigger animals was to be received, smaller animals would be placed in the freezer.

Tom Bowman spoke for the surrounding neighbors about air quality, process of investigating air quality with information from someone other than the applicant, impacts to property values, water use and outflow, future planning and development for the business, spot zoning, increased traffic, impacts to the nearby school, and any detrimental effects for surrounding property owners.

Watterson stated that while the Planning Commission listens to concerns, it has to defer to the agencies for air quality and water.

Ms. Jenkins responded to the concerns raised by Mr. Bowman.

Mr. Bowman asked about noise impacts.

Ms. Jenkins responded that there would be noise impacts outside of the building.

Mark Cardell commented regarding the change in zoning, the pollutants coming from the crematorium and their effects, effects to property values. The neighbors have hired an attorney to help with fighting against the crematorium.

Staff and **Commission** discussed air quality.

Christensen asked if the crematorium would ever reach a level that would require a permit from the air quality control.

Ms. Jenkins responded that she didn't know.

Commission discussed air quality and requirements for permits, hours of operations.

Ms. Jenkins reviewed the hours of operations and how the chamber works.

Staff and **Commission** discussed noticing, a condition for air quality permits, and smell.

William Mackin commented that the current business is in an industrial area now and there is no smell emitted from the crematorium.

Watterson asked about a stack.

Mr. Mackin stated there will be a stack about 3 to 4 feet above the roof line and if there ever is a problem it would be noticeable from that stack.

Mr. Cardell commented regarding enforcement of regulations and response to problems.

Tammy Pattinson asked about the process for receiving animals.

Mr. Mackin responded that his staff picks up animals from veterinarians offices and occasionally walkins.

Ms. Pattison commented regarding the noise from a crematorium burning 24 hrs, proximity of the school, traffic coming to and from the business and notification of residents in the city.

Mr. Macking responded that there are no emissions or it would not be located at his home.

Staff informed the Commission that the County is not regulating people coming to and from the business.

Smith motioned to approve the Rebound Unlimited Conditional Use Permit 1st Amendment with the additional condition, stated conditions, and conclusions; **Gunnell** seconded; **Passed 4, 0.**

Staff and **Commission** discussed the date for the next meeting.

06:49:00

Adjourned