



PLANNING COMMISSION MINUTES

7 September 2017

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Consent items

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- 2. **June West Cowley Lot Split Subdivision 2nd Amendment 2**

Regular items

- 3. **Public Hearing (5:40 p.m.) Mountain Heights Rezone 2**
- 4. **Public Hearing (5:55 p.m.) Pate Rezone..... 3**
- 5. **DD Auto & Salvage Conditional Use Permit 4**
- 6. **Wellsville City Sewer Improvement Conditional Use Permit 4**

Present: Angie Zetterquist, Chris Harrild, Jason Watterson, Brady Christensen, Phillip Olsen, Chris Sands, Jon White, Megan Izatt

Start Time: 05:32:00 (Time not shown on DVD)

Watterson welcomed and **Harrild** gave opening remarks

05:33:00

Agenda

Approved with no changes.

Minutes

Christensen motioned to approved the July 6th minutes, *Sands* seconded; **Passed 4, 0.**

05:35:000

Consent Agenda

#1 K&K Welding Subdivision

Zetterquist reviewed the staff report.

#2 June West Cowley Lot Split Subdivision 2nd Amendment

Zetterquist reviewed the staff report.

Olsen motioned to recommend approval of the consent agenda to the County Council; *Christensen* seconded; **Passed 4, 0.**

05:39:00

Regular Action Items

#3 Public Hearing (5:40 p.m.): Mountain Heights Rezone

Zetterquist reviewed the staff report.

Staff and **Commission** discussed the restriction of the current lots.

05:44:00

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

Micah Copener represented the applicant and asked that if the rezone requirement and road concerns were addressed would the application meet the requirements for the A10 zone.

Harrild responded that if the developer met the road requirements, the council will not extend maintenance for that road and sees that as the only challenge that the applicant would have. The council does have the authority to make an exception but there are qualifiers for that exception to be granted.

Mr. Copener commented that there is road maintenance to the corner of the property and a private road would be extended beyond that.

Sands responded that because the road is access to the forest service area that the road would not be able to be privatized.

Mr. Copener responded that a new road would be created and they would not use the forest service road.

Staff and **Commissioners** discussed what would be needed for services for the road and the subdivision.

Mr. Copener responded that if the proposal could be approved subject to the requirement being met would be helpful.

Harrild responded that rezones cannot have conditional requirements attached to them.

Randy Stacy commented that there have never been bus pickup or garbage services for that road. Garbage is picked up at the Mendon City building. Winter Maintenance ends at our driveway.

05:56:00

Christensen motioned to close the public hearing; **Sands** seconded; **Passed 4, 0.**

Sands motioned to recommend denial to the County Council for the Mountain Heights Rezone with the stated findings of facts and conclusions; **Olsen** seconded; **Passed 4, 0.**

Mr. Copener asked what services would be extended.

Harrild responded that the services that would be extended would be for maintenance and the county cannot currently meet the maintenance needs.

Mr. Copener asked if 9 lots were added how that would affect maintenance.

Harrild responded that maintenance changes regarding the type of road, and the type of road is determined by the number of trips on the road.

06:00:00

#4 Public Hearing (5:55 p.m.): Pate Rezone

Zetterquist reviewed the staff report.

06:04:00

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

Robert Pate asked about under soil drains and if there will be issues with those from the County. The land has been farmed for years and the family would now like to have a couple more building lots.

Kim Johnson commented regarding drainage, irrigation ditches and the ditches being used wrong. Density, septic and the drainage for the homes are all a concern.

Inez Carricle commented on water and drainage, stressed infrastructure, irrigation ditches, and roads.

Brian Johnson commented on adding more wells to the area, and traffic.

Wendy Coombs commented on changing the base zone of the area, future home values, and other neighbors being concerned with additional houses being built. Most of the families on the road are not in support of increasing the density and the traffic.

Wendy Coombs also left a letter from a neighbor in opposition of the project.

Ron Moss commented on not wanting a subdivision across the road, drainage and flooding and asked about the remaining acreage that would be left over from the 1 acre lots.

Mr. Pate commented regarding surface water, and drainage.

Mr. Johnson commented regarding surface water and flooding.

06:21:00

Olsen motioned to close the public hearing; Christensen seconded; Passed 4, 0.

Staff and **Commissioners** discussed the RU2 zoning & location requirements for the zone.

Sands motioned to recommend approval of the Pate Rezone to the County Council based on the conclusions recommended by staff; Olsen seconded; Passed 3, 1 (Watterson voted nay)

06:32:00

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

Harrild reviewed the history for DD Auto & Salvage CUP.

Staff and **Commission** discussed the existing CUP.

Christensen motioned to approve the DD Auto & Salvage Conditional Use Permit 1st Amendment with the stated conclusions, conditions, and findings of facts; Olsen seconded; Passed 4, 0.

06:43:00

#6 Wellsville City Sewer Improvement Conditional Use Permit

Zetterquist reviewed the staff report.

Staff and **Commission** discussed the project.

Kraig Johnson commented on the UPDES permit.

White asked how much would be produced a day.

Mr. Johnson responded that waste from facilities of this size that he has worked with in the past would fill a residential trash can about half full for a week.

Watterson asked about how the waste will reach the landfill.

Mr. Johnson responded that the operator would transport the dumpster to the street that has pickup and then return the dumpster to the facility.

Olsen** motioned to recommend approval of the Wellsville City CUP to the County Council with the stated findings of fact, conditions, and conclusions; **Sands** seconded; **Passed 4, 0.

Adjourned

06:58:00