



PLANNING COMMISSION MINUTES

4 January 2018

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Present: Angie Zetterquist, Josh Runhaar, Chris Harrild, Jason Watterson, Nolan Gunnell, Phil Olsen, Brady Christensen, Jon White, Lee Edwards, Megan Izatt

Start Time: 05:30:00

Christensen welcomed and gave opening remarks

05:31:00

Agenda

Approved with no changes.

Minutes

Gunnell motioned to approve the 7 December 2017 minutes; *Watterson* seconded; **Passed 4, 0.**

05:33:00

Consent Items

#1 Birch Hollow Subdivision

Watterson motioned to recommend approval to the County Council for the Birch Hollow Subdivision with the stated conditions, conclusions, and finding of facts; *Olsen* seconded; **Passed 4, 0.**

05:35:00

Regular Action Items

#2 Public Hearing (5:35 p.m.): West Acres Rezone

Zetterquist reviewed the staff report for the West Acres Rezone

Staff and **Commission** discussed the comments received from Smithfield regarding annexation. Smithfield has annexed up to the road and if the applicant would like the subdivision to be accessed from 800 West, Smithfield City will have to approve that. Otherwise access from SR-218 will have to have UDOT approval.

05:46:00

Gunnell motioned to open the public hearing for the West Acres Rezone; *Watterson* seconded; **Passed 4, 0.**

Jeff West commented regarding annexation into Smithfield; the applicant would like to build 1 home and would hopefully use the existing well.

Cheryl Burgess commented regarding annexation into Smithfield, water concerns with the city well and how it affects the homes to the west of Forrester Acres.

Duane Williams commented in support of the rezone and annexation into Smithfield. Smithfield currently cannot provide sewer services in this area. He also commented that his engineering reports state that wells west of 800 West should not affect the City's wells.

Ms. Burgess commented that they aren't against the rezone.

Mr. Williams commented that the city manager, Craig, is not opposed to annexation but that the city engineer, Clay, is opposed and would like to see the area stay in the County.

05:58:00

Watterson motioned to close the public hearing for the West Acres Rezone; **Gunnell** seconded; **Passed 4, 0.**

Staff and **Commission** discussed annexation and communication from Smithfield City.

Gunnell motioned to recommend approval to the County Council for the West Acres Rezone with the stated conclusions and finding of facts; **Olsen** seconded; **Passed 4, 0.**

06:03:00

#3 Public Hearing (5:50 p.m.): Pisgah Stone Products Rezone

Zetterquist reviewed the staff report for the Pisgah Stone Products Rezone.

Staff and **Commission** discussed the areas needing to be rezoned and have the ME (Mineral Extraction) overlay.

06:09:00

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

Lance Anderson commented regarding the parcels being stockpiled on and the location of the scales.

Gunnell asked about the rolling 10 acres and how that affects traffic increase.

Zetterquist responded that as part of the original master plan, the truck traffic was estimated. When the applicant submitted the amendment in November of 2017, the truck traffic had significantly increased.

Mr. Anderson commented regarding the truck traffic and the traffic study.

Gunnell asked how the oversight works for the working 5 to 10 acres.

Harrild stated the applicant is currently out of compliance. The applicant is trying to update the CUP and come into compliance with that update so that the gravel pit can be expanded.

Mr. Anderson stated with the stock piling the working area is at about 7 ½ acres. The demand has only happened in the past year and the applicant needs to move at a faster rate to meet the demand.

Gunnell asked if there need to be a limit on the area worked before reclamation happens.

Harrild stated that would be addressed with the CUP.

White asked where the extraction was actually happening.

Mr. Anderson responded that most of the extraction is in the same area, the material composition, and what it is being used in. The area that is being stockpiled on is currently out of compliance but is needed to keep running so needs to be brought into compliance.

Watterson expressed concerns for the parcel next to the road and how that affects the aesthetics of the canyon.

Mr. Anderson stated that screening could be put in place and there are things that can be done

Gunnell asked about the footprint down the road.

Mr. Anderson stated the operation is going down to extract. The plan for now is to have the extraction stay where it currently is.

Staff and **Commission** discussed the reasoning behind the rezone.

Mr. Anderson stated that some areas were brought in to be rezoned so that scales and stock piling can be located on that area.

Staff and **Commission** discussed reclamation which is over seen by the State and will be discussed more in depth with the CUP.

Gunnell asked about the large footprint.

Mr. Anderson stated that the rezone area could be smaller.

Staff and **Commission** discussed the intent of the ME overlay area.

Mr. Anderson redrew the map to reflect the areas needed for the operation to work for the Commission to see.

06:50:00

Watterson motioned to close the public hearing for the Pigsah Stone Products; *Olsen* seconded; **Passed 4, 0.**

Watterson motioned to recommend approval for the Pigsah Stone Products Rezone with the noted findings of facts and conclusions; *Olsen* seconded; **Passed 4, 0.**

06:53:00

#4 Public Hearing (6:15 p.m.): Code Amendments

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

06:53:00

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

Harrild reviewed the Amendments to Titles 17.01 and 17.02.

Staff and **Commission** discussed land use decisions and annexation.

07:23:00

Board Member Reports

Harrild reviewed a request from Issa Hamud, Logan City Environmental Director, and Logan City regarding the running of trucks for the landfill.

Adjourned

07:32:00