



**PLANNING COMMISSION MINUTES**

**1 February 2018**

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**Present:** Angie Zetterquist, Chris Harrild, Nolan Gunnell, Phil Olsen, Brady Christensen, Chris Sands, Jon White, Lee Edwards, Megan Izatt

**Start Time: 05:30:00**

**Christensen** welcomed and **Sands** gave opening remarks

**05:34:00**

**Agenda**

*Olsen* motioned to approve the agenda; **Gunnell** seconded; **Passed 4, 0.**

**Minutes**

*Gunnell* motioned to approve the minutes from 4, January 2018; **Sands** seconded; **Passed 4, 0.**

**05:35:00**

**Consent Items**

**#1 North Pine Canyon Ranch Subdivision 2<sup>nd</sup> Amendment**

*Sands* motioned to approve the consent agenda; **Gunnell** seconded; **Passed 4, 0.**

**05:38:00**

**Regular Action Items**

**#2 Buena Vista Ranch Phase 1 Subdivision**

**Zetterquist** reviewed the staff report for the Buena Vista Ranch Phase 1 Subdivision.

**Staff** and **Commission** discussed the daily trips report, undevelopable areas and how it affects development of the land.

**Lou Swain** commented regarding access.

**Jon White** asked if they planned to use Ant Flat Road.

**Mr. Swain** answered yes.

**Mr. Swain** commented on water, and approval for the septic.

**Gunnell** asked about access.

**Harrild** responded that a typical road for a cabin is required to be 12 feet.

**Mr. Swain** commented that the current roads are two lanes and have been maintained by the Swan and Petersen ranches. The road improvements needed, will be completed.

**Edwards** asked if they were using the Weber County access.

**Mr. Swain** responded yes and that it is the primary access for the Petersen Ranch.

**Staff** and **Commission** discussed fire coverage and what the fire district requires. The subdivision plat will need to be updated to show the correct access point.

***Gunnell** motioned to recommend approval for the Buena Vista Ranch Phase 1 Subdivision to the County Council with the stated findings of facts, conclusions, and the conditions with the changes to condition #4; **Sands** seconded; **Passed 4, 0.***

**05:58:00**

### **#3 Code Amendments**

**Harrild** reviewed the amendments to Titles 17.01 and 17.02 regarding authority and plain language.

**Edwards** commented that contact for administrative projects should be handled by staff or at planning commission meetings. Contact for legislative projects should be handled by County Council.

***Olsen** motioned to recommend approval to the County Council for the ordinance amendments for Titles 17.01 and 17.02; **Gunnell** seconded; **Passed 4, 0.***

**06:18:00**

**Adjourned**