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Present: Angie Zetterquist, Chris Harrild, Josh Runharr, Nolan Gunnell, Brady Christensen, Chris Sands, Lane Parker, Jon White, Lee Edwards, Megan Izatt

Start Time: 05:35:00

Christensen welcomed and **Parker** gave opening remarks

05:37:00

Agenda

Gunnell motioned to approved the agenda; **Parker** seconded; **Passed 4, 0.**

05:38:00

Minutes

Gunnell motioned to approve the minutes from 1 March, 2018; **Sands** seconded; **Passed 4, 0.**

05:38:00

Consent Items

#1 Randal Stoker Subdivision 1st Amendment

Shannon Rasmussen representing Rasmussen Family Farms stated that the address on the staff report was incorrect. Ms. Rasmussen also asked about access for the new lot, how close the well would be located to the property line, access to the well, and asked why 10 acres are not being required for the A10 zone.

05:41:00

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

#1 Discussion

Staff will correct the address for the proposed lot. Access to lot 2 will be used for lots 1 and 3 also. The lot is zoned A10 and for density staff looks at the entire parcel not the lot size. The well site has not been identified at this time and the applicant is working on gaining culinary water rights and the well is overseen by the state.

Gunnell motioned to approve the Randal Stoker Subdivision 1st Amendment with the stated findings of fact, 6 conditions, and 1 conclusion; **Sands** seconded; **Passed 4, 0.**

#2 Mendon Shadows Phase II Subdivision 1st Amendment

*Sands motioned to approve the Mendon Shadows Phase II Subdivision 1st Amendment with the stated findings of fact, 4 conditions, and 1 conclusion; **Parker** seconded; **Passed 4, 0.***

05:47:00

Regular Agenda

#3 Public Hearing (5:35 p.m.): Birch Hollow South Rezone

Zetterquist reviewed the staff report for the Birch Hollow South Rezone.

Staff and **Commission** discussed access, and the RU2 zone requirements. Smithfield has told Staff they have no intent to annex to the west and have verbally confirmed they are developing to the East but will not state so in writing.

06:05:00

*Sands motioned to open the public hearing for the Birch Hollow South Rezone; **Gunnell** seconded; **Passed 4, 0.***

Duane Williams commented on roads and stated potentially there could be a through road if planned correctly.

Christensen asked if Dennis Thornley owned some of the surrounding property.

Mr. Williams responded that he does and he has no intention of selling and will continue farming.

Sands stated the risk for this is to approve the rezone but the road has the potential to be denied.

Mr. Williams responded that he agrees with separating the rezone and the road. He does realize that there could be issues with the road. Mr. Williams stated that he may like to come off a county road and then reconnect into SR218. For trash collection, there would probably be one big dumpster for everyone to use instead of having several cans.

06:16:00

*Sands motioned to close the public hearing for the Birch Hollow South Rezone; **Gunnell** seconded; **Passed 4, 0.***

Staff and **Commission** discussed roads and the proposed conditions.

Parker** motioned to recommend approval for the Birch Hollow South Rezone to the County Council with the stated findings of fact and conclusions; **Gunnell** seconded; **Passed 4, 0.

06:30:00

#4 Public Hearing (5:50 p.m.): Commercial Zone Amendment – Zanavoo

Christensen stated that he would need to recuse himself from voting.

Harrild reviewed the staff memo for the Commercial Zone Amendment –Zanavoo.

06:37:00

Gunnell** motioned to open the public hearing for the Commercial Zone Amendment - Zanavoo; **Sands** seconded; **Passed 4, 0.

John Brandley commented that Zanavoo has been around for 70 years; currently it has 14 hotel units and has been approved twice in the last 10 years for 25 more units. The property is currently conditionally permitted as a transient hotel and the current owners would prefer to change the ordinance to allow multifamily housing and change Zanavoo to the multifamily housing zone. The applicants have met with UDOT, BRAG, and an architect to discuss this project. The infrastructure for such a development is already in place and the owners would like to work with the county to make this a viable living area.

Sands asked if the handout was different than the original proposal.

Mr. Brandley stated that the previous information was not an official proposal. The owners met with BRAG and this has been approved for more units twice. The density doesn't seem to be an issue.

Sands stated it is a density issue for the County and asked how many units currently are there.

Mr. Brandley currently there are 14 units. The proposal would keep the same footprint but would add more units.

Sands asked why townhouses or condos weren't included.

Mr. Brandley stated that eventually they would like to see that but the current building is very sound and the owners like the idea of keeping the 70 year old building. The engineer suggested adding the second floor and doing 1 or 2 bedroom units.

Sands asked about meeting with UDOT.

Mr. Brandley stated they have met with UDOT and the owner suggested a single in/out lane instead of being able to pull on and off the apron anywhere. The main entrance to the apartments would be on the west side and there would be a deceleration lane.

Sands asked about utilities.

Mr. Brandley stated that a water main from Logan City is already there and there are many viable options for sewer.

Runhaar commented that there were two applications that he was aware of but no action was taken on either one.

Mr. Brandley responded that he would have his attorney send the information for the approvals he has referred to earlier in the meeting.

Sands asked about the number of units expected for the development.

Mr. Brandley commented the he would like to see 30-35 units and some of those would be townhomes down by the river.

Parker asked what would be the prospects for the current restaurant.

Mr. Brandley stated that it would be something like a small café with event space in the back of the building and also a clubhouse located in that same building for residents.

Jed Willets commented that this proposed use seems to be a more viable option for this property and would benefit the County.

06:59:00

Gunnell motioned to close the public hearing for the Commercial Zone Amendment - Zanavoo; *Parker* seconded; **Passed 4, 0.**

Staff reminded the **Commission** that this is a code amendment issue. Multifamily use is going to have a broader effect than just this proposal and the County currently does not have the infrastructure built out for multifamily. That is something that the County would have to build out if that change were to be made.

Gunnell motioned to continue the Commercial Zone Amendment - Zanavoo due to a lack of a quorum; *Parker* seconded; **Passed 4, 0.**

07:03:00

Staff Reports

Runhaar informed the Commission that subdivisions are no longer a recommendation of approval; the Planning Commission is the approving body now, not the County Council. Also both of the previous Petersboro applications were denied at the County Council level. There is a public hearing next Tuesday at the County Council Meeting regarding sales tax for transportation and roads.

07:05:00

Adjourned