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Present: Angie Zetterquist, Chris Harrild, Josh Runharr, Chris Sands, Nolan Gunnell, Brady Christensen, Phil Olsen, Jason Watterson, Rob Smith, Lane Parker, Lee Edwards, Megan Izatt

Start Time: 05:30:00

Christensen welcomed and **Parker** gave opening remarks.

05:32:00

Agenda

Staff requested item #5 be removed from the agenda.

Watterson** motioned to approve the agenda with the removal of item #5; **Smith** seconded; **Passed 7, 0.

05:33:00

Minutes

Gunnell** motioned to approve the minutes from 4 October 2018; **Watterson** seconded; **Passed 7, 0.

05:35:00

Regular Action Items

#1 Public Hearing (5:35 p.m.): Mountain View Meadow Rezone

Zetterquist reviewed the staff report for the Mountain View Meadow Rezone.

Staff and **Commission** discussed the location of the proposal.

05:42:00

Smith** motioned to open public hearing for the Mountain View Meadow Rezone; **Gunnell** seconded; **Passed 7, 0.

Sara Lemon introduced herself as the owner of the property.

Alma Burgess commented regarding a need for a plan before approving rezone requests for the RU2 and RU5 zones.

Brian Dixon commented on behalf of the Bear River Land Conservancy. The Conservancy owns 30 acres directly north of this property which is flood irrigated to help protect a particular endangered orchid species. Conservancy had minor concerns about development increasing use of herbicides that could negatively impact orchids, but did not oppose the rezone request.

05:47:00

Watterson motioned to close the public hearing for the Mountain View Meadow Rezone; *Sands* seconded; **Passed 7, 0.**

Staff and **Commission** discussed the application. Mendon has stated they have no intention of annexing the land at this point.

Sands motioned to recommend approval to the County Council for the Mountain View Meadow Rezone to the County Council with the stated findings of fact and one conclusion; *Smith* seconded; **Passed 6, 1 (Gunnell voted nay).**

05:54:00

Gunnell recused himself from item #2 due to a conflict of interest.

#2 Public Hearing (5:50 p.m.): 6800 South Rezone

Zetterquist reviewed the staff report for the 6800 South Rezone.

Staff and **Commission** discussed how close the proposed rezone was to Wellsville City and the private road.

06:00:00

Olsen motioned to open the public hearing for the 6800 South Rezone; *Watterson* seconded; **Passed 6, 0.**

Lisa Niederhauser commented that she is speaking on behalf of her parents who own the land. The intent is to divide the land into three lots for inheritance purposes for their children.

Sands asked if they had considered the RU5.

Ms. Niederhauser responded that they had not.

06:02:00

Parker motioned to close the public hearing for the 6800 South Rezone; *Watterson* seconded; **Passed 6, 0.**

Staff and **Commission** discussed placing a higher density in an area that is currently low density. The possibility of a private road for a subdivision was discussed. Currently a private road can only be used to access 3 lots.

Smith motioned to recommend denial to the County Council for the 6800 South Rezone based on the stated findings of fact and two conclusions; *Watterson* seconded; **Passed 5, 1 (Olsen voted nay).**

06:09:00

#3 Public Hearing (6:00 p.m.): Tiny Pine Rezone

Gunnell rejoined the meeting.

Zetterquist reviewed the staff report for the Tiny Pine Rezone

Staff and **Commission** discussed the public comments received regarding the rezone request including whether the subject property was part of a source water protection area.

06:16:00

Olsen motioned to open the public hearing for the Tiny Pine Rezone; *Watterson* seconded; **Passed 7, 0.**

Duane Williams commented he is acting as an agent for the property owners for the rezone; he also commented in regards to wanting to keep larger lots on the west side of Smithfield, good access, water, and service provisions.

Thad Erickson commented on ground water quality and classification, septic degradation, and how the area fits in the Water Conservancy District.

Alma Burgess commented on water and septic issues, wanting to keep the area agricultural, and the possible negative impacts to the trout farm. The proposed 7-lot subdivision is out of character for the area. He also commented on access and service provisions.

Kip Panter commented on water, the number of wells and septic needed for the proposed development, wanting to keep the area agricultural, traffic and roads.

Olsen asked how many years Mr. Panter lived in his home.

Mr. Panter 6 years and Janilyn Pierson, his neighbor, has been there since the end of 1996.

Cheryl Burgess commented on the non-existence of the Birch Hollow South Subdivision, wanting to keep the area agricultural, water and well permits.

Scott Parkinson commented on traffic, roads, water, surface water, the possible negative impacts to the trout farm, and wanting to keep the area open.

Janilyn Pierson commented that when her home was built soon after a subdivision was denied due to the number of wells and septic systems and the negative impacts to the trout farm. She also commented with concerns for water, roads, and traffic.

Cody Webster commented on the development of the area and it being too much development too fast; he also commented on the increased traffic making the roads unsafe.

Jean Hansen commented that she is against 7 homes going in across the street from her house, and concerns with water.

06:46:00

Watterson motioned to close the public hearing; *Smith* seconded; **Passed 7, 0.**

Staff and **Commission** discussed the surrounding density of the proposed rezone, concerns for the trout farm and negative impacts that could arise, and road conditions.

Parker motioned to recommend denial to the County Council for the Tiny Pine Rezone based on the stated findings of fact and 2 conclusions; *Smith* seconded; **Passed 7, 0.**

06:51:00

#4 Public Hearing (6:15 p.m.): Amendment to Title 17.07

Zetterquist reviewed the current Title 17.07 definitions for accessory apartment, single family dwelling, and caretaker unit and the proposed changes to those definitions including a new definition for common living area and amendment to 17.09 Schedule of Zoning Uses.

Staff and **Commission** discussed the definitions of a mobile home and a manufactured home.

07:04:00

Watterson motioned to open the public hearing; *Sands* seconded; **Passed 7, 0.**

07:04:00

Olsen motioned to close the public hearing; *Watterson* seconded; **Passed 7, 0.**

Olsen motioned to recommend approval to the County Council for the Amendment to Title 17; *Smith* seconded; **Passed 7, 0.**

07:06:00

#5 Determination of Use: Paradise Schnauzers, LLC

Removed from agenda.

#6 2019 Meeting Dates and Application Deadlines

Zetterquist reviewed the meeting dates. All will be the 1st Thursday of the month except for July which will be July 11, 2018.

Sands motioned to recommend approval of the 2019 meeting schedule; *Gunnell* seconded; **Passed 7, 0.**

#7 Upcoming: Elections for Chair and Vice Chair

Elections will be held at the next meeting.

07:08:00

Staff Reports

Harrild informed the Commission that the Benson Irrigation Company has submitted a letter for an expedited hearing for a Conditional Use Permit. Staff does not think it is feasible for a review and discussion to be done in time for an expedited hearing. The County would have to bring on a consultant to do the review. The Commission decided to meet on Monday, November 19 at 11:30am.

Harrild informed the Commission of the possible options available for guidelines for the RU2 and RU5 zone. The options will be presented to Council for discussion and direction then brought back to the Commission for a public hearing.

Harrild informed the Commission about drafting the RFP for the update to the General Plan. Staff has begun initial discussions on the RFP, but an executive committee will be created to assist in that effort and the committee will include a representative from the county council, planning commission, a citizen, and staff.

Nolan Gunnell was asked to be the representative from the Commission and he agreed.

Adjourn

07:33:00