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

Start Time: 05:31:00

Christensen welcomed and gave opening remarks

05:33:00

Agenda

Gary Anderson requested **#2 View of the Valley Subdivision** be removed from consent calendar. Request approved.

Agenda approved with one change.

05:35:00

Minutes

Parker motioned to approve minutes; *Gunnell* seconded; **Passed 5, 0.**

05:35:00

Consent Items

#1 One Sixty Five Subdivision

#3 June West Cowley Lot Split Subdivision 3rd Amendment

#4 R Rafter L Subdivision 1st Amendment

#5 Willden Pond Subdivision 1st Amendment

#6 Brooksby Creek Subdivision 1st Amendment

#7 Larsen CUP Subdivision 1st Amendment

#8 Wendell Smith Lot Split Subdivision 1st Amendment

Olsen motioned to approve the consent agenda; *Sands* seconded; **Passed 5, 0.**

05:36:00

Regular Agenda Items

#2 View of the Valley Subdivision

Gary Anderson commented regarding roads.

Christensen asked Mr. Anderson to identify the road he was concerned with.

Mr. Anderson responded that the road does not seem to be wide enough for the existing homes and does not seem to meet the needs of new development.

Staff and **Commission** discussed the roads and the conditions being required for the roads.

Olsen motioned to approved View of the Valley Subdivision with the noted findings of facts, conclusions, and conditions; **Parker** seconded; **Passed 5, 0.**

05:44:00

#9 Public Hearing (5:40 p.m.): Applewood Hollow Rezone

Zetterquist updated the Commission that the applicant has withdrawn the application. **Runhaar** commented that a public hearing must be conducted despite the withdrawal as it had been noticed.

05:45:00

Sands motioned to open the public hearing for the Applewood Hollow Rezone; **Gunnell** seconded; **Passed 5, 0.**

05:45:00

Olsen motioned to close the public hearing for the Applewood Hollow Rezone; **Parker** seconded; **Passed 5, 0**

05:46:00

#10 80 Acres Conditional Use Permit

Zetterquist reviewed the staff report for the 80 Acres Conditional Use Permit.

Mike Cardall commented that he plans to spend \$150,000 on improvements for the land and gave an overview of what he would like to do with the land. He expressed concerns with condition 12 and asked that the requirement be removed or amended.

Parker asked if the land is currently farmed and about dust control and water availability.

Mr. Cardall responded that it is dry farmed currently. Initially for the racetrack, water storage tanks would need to be stored onsite, but later the future pond would provide water for the operation. There are water rights on the land currently.

Gunnell asked about emergency services and transports for emergencies.

Mr. Cardall responded that EMTs are not required on practice days and parents of minors are required to be there and sign waivers of liability. EMTs are required to be there race days.

Runhaar responded that without a rig onsite, ambulances would come from Smithfield.

Mr. Cardall responded that there are some conflicting issues with the need to be far enough away from others for noise control but close enough for emergency services.

Christensen asked if Mr. Cardall had any communication with Clarkston.

Mr. Cardall responded he did not contact Clarkston because the location is in the County.

Staff and **Commission** discussed emergency services.

Lloyd Bytheway commented that he liked the idea but does not feel the location is appropriate. The fire department is a volunteer organization and there is no local law enforcement other than the Sheriff's office.

Denzel Clark commented that there are issues with the road and traffic, noise, and location of homes. There is also a lot of hunting that happens in the area.

Justin Bingham commented on concerns with traffic, congestion, trash, and noise.

Summer Bingham commented on concerns with emergency personnel. The local EMS personnel are not allowed to provide IVs or medication.

Dean Archibald commented that he owns the land directly adjacent to this and has concerns with fire and the dry land.

Dustin Ward commented in favor of the project. There will be water trucks and controlling how people enter and exit the property is possible.

Staff and **Commission** discussed the hours of operation and condition 12 and how to enforce it.

Sands asked when the Martin Harris Pageant is held.

Mr. Clark responded that it is every other year at the end of July to the beginning of August for 5 to 6 days.

Staff and **Commission** discussed the track closing for the Martin Harris Pageant and condition 12 regarding a sound study.

Mr. Bytheway commented on the different activities that occur at the amphitheater in addition to the pageant.

Edwards informed the public what a conditional use permit (CUP) is and how the CUP works.

Mr. Cardall commented that he thought this was the best way to inform Clarkston of his intent. The track will use 5-10 acres and he plans to put a berm and vegetation around the track to help dampen the noise. He is in support of doing a noise study at the closest sensitive sound receiver and adding a new condition regarding the Martin Harris Pageant.

Christensen asked if Mr. Cardall if the he was fine with the track only being open on Wednesday, Friday, and Saturday.

Mr. Cardall responded that he was fine with that.

Christensen asked about the scheduling of a Sunday event.

Mr. Cardall responded that he would try and coordinate with Clarkston.

Christensen asked who controlled the amphitheater.

Mr. Bytheway commented that those events would be controlled by the LDS Church and dates should be known a year in advance.

Christensen asked what Mr. Cardall thought of condition 12.

Mr. Cardall responded he was fine with the condition 12 as it was amended.

Staff and **Commission** reviewed the conditions.

Gunnell** motioned to approved the 80 Acres Conditional Use Permit with the noted changes to condition 12 and the addition of conditions 13 and 14; **Parker** seconded; **Passed 5,0.

07:00

#11 Cherry Peak Ski Area Conditional Use Permit 2nd Amendment

Zetterquist reviewed the staff report for the Cherry Peak Ski Area Conditional Use Permit 2nd Amendment.

John Chadwick commented on the location of the new ski run.

Parker asked about the new parking lot.

Mr. Chadwick responded that it is two blocks east of the lodge.

Gunnell asked if the lot would be mowed during the summer.

Mr. Chadwick responded that he was not the property owner but from Mr. Chadwick's understanding the owner plans to have it be green and have irrigation if possible. He also discussed parking.

Parker motioned to approve the Cherry Peak Ski Area 2nd Amendment with the proposed 10 conditions and 2 conclusions; **Gunnell** seconded; **Passed 5, 0.**

07:11:00

#12 Public Hearing (6:10 p.m.): Amendment to Title 17.07 regarding Parcel Legality

07:14:00

Sands motioned to open the public hearing for Amendment to Title 17.07; **Parker** seconded; **Passed 5, 0.**

07:14:00

Sands motioned to close the public hearing for Amendment to Title 17.07; **Parker** seconded; **Passed 5, 0.**

Harrild reviewed the memorandum for Amendment to Title 17.07 regarding Parcel Legality.

Staff and **Commission** discussed the amendment. The biggest change being parcel legality searches will go back until August 8, 2006.

Sands motioned to recommend the County Council approve the Amendment to Title 17.07 regarding parcel legality; **Gunnell** seconded; **Passed 5, 0.**

07:56:00

#13 Discussion: Amendment to Title 17.07 regarding Accessory Apartments

Staff and **Commission** agreed to reschedule discussion to next month's agenda.

07:57:00

Runhaar informed the Commission that the County Council denied the Ordinance change for Zanavoo. Staff is also looking to create a committee to help discuss updating the County General Plan.

08:00:00

Adjourned.