



**Item**

**Page**

**Consent Agenda Items**

- 1. High Creek Properties Subdivision 1<sup>st</sup> Amendment ..... 2

**Regular Action Items**

- 2. DD Auto & Salvage Conditional Use Permit 2<sup>nd</sup> Amendment ..... 2
- 3. Specific Criteria for Rural 2 & Rural 5 Zone Rezone Requests ..... 3

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

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

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

**05:30:00**

### Agenda

Approved with no changes.

**05:36:00**

### Minutes

*Gunnell* motioned to approve the minutes from February 7, 2019; **Parker** seconded; **Passed 6, 0.**

**05:33:00**

### Consent Items

#### #1 High Creek Properties Subdivision 1<sup>st</sup> Amendment

**Olsen** asked about secondary water rights being transferred with the sale of the land.

**Staff** and **Commission** discussed water rights. For Planning Commission purposes, only culinary water is required to be provided for a subdivision.

**Tom Dilatush** commented that there is no change of ownership for this transaction and secondary water is in place.

*Sands* motioned to approve the consent agenda with the stated findings of fact, two conditions, and one conclusion as written; **Watterson** seconded; **Passed 6, 0.**

**05:39:00**

### Regular Action Items

#### #2 DD Auto & Salvage Conditional Use Permit 2<sup>nd</sup> Amendment

**Zetterquist** reviewed the staff report for the DD Auto & Salvage Conditional Use Permit (CUP) 2<sup>nd</sup> amendment.

**Staff** and **Commission** discussed setback requirements.

**David Grange** commented on setbacks.

**Sands** asked about a stream alteration permit.

**Mr. Grange** commented the permit process has been put on hold due to conflicts with the neighboring property owner.

**Gunnell** asked about storm water protection.

**Mr. Grange** answered that they do have a storm water permit.

**Christensen** asked is Mr. Grange had a copy of the conditions.

**Mr. Grange** commented he did and they are trying to remain in compliance.

*Watterson* motioned to approve the DD Auto & Salvage Conditional Use Permit 2<sup>nd</sup> amendment with the stated findings of fact, 9 conditions, and 2 conclusions as written; **Gunnell** seconded; **Passed 6, 0.**

**Zetterquist** left the meeting.

**05:50:00**

### **#3 Specific Criteria for Rural 2 & Rural 5 Zone Rezone Requests**

**Harrild** reviewed the criteria options for Rural 2 & Rural 5 Zone Rezone requests.

**Staff** and **Commission** discussed roads and how they could be affected, how the county wants to develop in the future, good areas to develop, and planning for development. Wording changes regarding annexation for criteria 1 were made and criteria 2 was merged into criteria 1.

**Vern Fielding** commented in opposition of the proposed criteria due to it restricting development rights.

**Sands** commented that this does not take away development rights.

**Mr. Fielding** commented that the applications need to be evaluated on their own merits and a case-by-case basis.

**Cheryl Burgess** asked about criteria #5.

**Sands** stated that if it fits the character of the area, it is a possibility that a similar density could go in again.

**Ms. Burgess** commented in regards to water.

**Christensen** stated that this commission doesn't oversee or control water rights.

**Ms. Burgess** asked about transferred water.

**Gunnell** commented that buying water and transferring water rights is on hold with the state.

**Ms. Burgess** commented that she has fears of waking up one day to no water.

**Gunnell** commented that that is why part of this is being discussed.

**Ms. Burgess** commented on water, wells, annexation, and Smithfield City's use of water, and her concerns with the RU2 and RU5 zones.

**Staff** and **Commission** discussed greenbelt qualifications on small agricultural remainders. The proposed criteria can be adopted into the ordinance, or can be an amendment to the general plan, or can be adopted as a resolution.

**07:21:00**

**Adjourned**