



**Planning Commission Minutes**

**3 December 2020**

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**Present:** Chris Harrild, Angie Zetterquist, Nolan Gunnell, Lane Parker, Brandon Spackman, Jason Watterson, Brady Christensen, Phillip Olsen, Matt Phillips, John Luthy, Megan Izatt

**Start Time: 05:33:00**

**Gunnell** called the meeting to order and **Parker** gave the opening remarks.

**05:35:00**

**Agenda**

Approved with no changes.

**05:35:00**

**Minutes**

***Parker** motioned to approve the minutes from November 5, 2020; **Watterson** seconded; **Passed 6, 0.***

**05:36:00**

**Regular Action Items**

**#1 Public Hearing (5:35 PM): Amendments to Title 17**

**Harrild** reviewed the information in the packet for amendments to Title 17 regarding a new use type for a small scale slaughter facility.

**Staff** and **Commissioners** discussed the proposed language requiring that garbage and offal be removed within 24 hours and how that would be handled if operations happen on a Saturday, Sunday, or holiday weekend. Staff will talk with the health department regarding what requirements for garbage and offal they would require. What would be considered a “small scale” operation was discussed.

**6:06:00**

***Watterson** motioned to open the public hearing: **Parker** seconded; **Passed 6, 0.***

**06:07:00**

***Watterson** motioned to close the public hearing: **Parker** seconded; **Passed 6, 0.***

**Staff** and **Commission** discussed animals coming in from out-of-state for slaughter, and small scale operations.

**06:19:00**

**#3 Discussion: Cannabis Production Amendments to Title 17 of the County Code**

**Zetterquist** reviewed the Cannabis Production Amendments to Title 17 of the County Code.

**Staff** and **Commission** discussed regulating odor, and state licensing.

*Christensen* motioned to recommend approval to the County Council for the Cannabis Production Amendments to Title 17 of the County Code; *Watterson* seconded; **Passed 6, 0.**

#### **#4 Whisper Ridge Conditional Use Permit (CUP) Revocation Review Update**

**Dayson Johnson** commented that the stream alteration permit investigation had been opened with the Army Corps of Engineers. An after-the-fact permit will need to be applied for and the Army Corps of Engineers has indicated there should be no problem obtaining that permit.

**Gunnell** asked how long the permit will take.

**Mr. Johnson** stated that an evaporative loss study has been completed; the small dam permit and stream alteration permit can now be applied for and should have no issue to be completed. There is no perfect timeline on when those permits will be issued.

**Gunnell** asked about the letter from the corps.

**Mr. Johnson** stated Whisper Ridge had initiated contact with the Army Corps of Engineers and that is what triggered the standard boiler plate response letter.

**Staff** and **Commission** discussed if revocation was still an option with the progress that has been made. Some Commissioners expressed an interest in Whisper Ridge to continue updating the Commission.

**Christensen** asked about the bike trials.

**Mr. Johnson** commented that SWIPP measures are fine but to do commercial bike trails would require an additional CUP.

**Christensen** asked if all the skiing requirements had been completed.

**Harrild** responded yes.

**Mr. Johnson** asked if he needed to keep coming back to the Commission or if he could work with staff from this point forward.

**Christensen** asked if there were any parts of the operation that would not be able to start because of the current concerns.

**Mr. Johnson** stated his understanding is that Whisper Ridge could continue to operate as they are as long as there is no revocation.

**Staff** and Commissioners discussed not revoking and how updates would work going forward.

*Watterson* motioned to not revoke the Whisper Ridge Conditional Use Permit; *Spackman* seconded; **Passed 6, 0.**

**06:45:00**

#### **#4 Discussion on Road Manual**

**Luthy** reviewed the information for the proposed ordinance to repeal Resolution 2015-20, amending the County Manual of Roadway Design & Construction Standards, and to amend the related provisions of the County Code.

**Staff** and **Commission** discussed private minor roads, major private roads, how accessory dwelling units affect the average daily trips (ADTs) for homes, and structures within the right of way. **Staff** and **Commissioners** also discussed how roads will be improved as more homes are added onto gravel or paved roads, HOAs maintaining roads, authority and design exceptions, and how roads affect development.

**07:35:00**

#### **#5 Elections for Chair and Vice Chair**

*Christensen* motioned to nominate *Brandon Spackman* for chair; *Watterson* seconded; **Passed 5, 1** (*Spackman* voted nay).

*Watterson* motioned to nominate *Brady Christensen* for vice chair; *Parker* seconded; **Passed 6, 0**.

*Watterson* motioned to assign staff as the secretary; *Parker* seconded; **Passed 6, 0**.

**07:41:00**

#### **#6 2021 Meeting Dates and Application Datelines**

**Harrild** reviewed the 2021 meeting dates.

*Christensen* motioned to accept the 2021 meeting dates and application datelines; *Parker* seconded; **Passed 6, 0**.

**07:43:00**

**Adjourned**