



Planning Commission Minutes

1 April 2021

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Present: Chris Harrild, Lane Parker, Jason Watterson, Brady Christensen, Chris Sands, Nolan Gunnell, John Luthy, Megan Izatt

Start Time: 05:34:00

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

05:36:00

Agenda

Approved with changes.

05:36:00

Minutes

Watterson motioned to approve the 4 March, 2021; *Sands* seconded; **Passed 4, 0.**

5:36:00

Consent Item

#1 Sharp Mini Subdivision

Sands motioned to approve the Sharp Mini Subdivision based on the 7 conditions and 1 conclusion; *Watterson* seconded; **Passed 4, 0.**

05:38:00

Regular Agenda Item

#2 Public Hearing (5:35 PM): Riggs Rezone

Harrild reviewed the staff report for the Riggs Rezone.

Staff and **Commissioners** discussed maintenance of the road.

05:53:00

Watterson motioned to open the public hearing for the Riggs Rezone; *Sands* seconded; **Passed 4, 0.**

Dallin Riggs commented as the property owner on the location and surrounding density, utilities and services.

Sands asked why the reason for the rezone.

Mr. Riggs commented to have a family member build on the land if they wanted to but they will build their home regardless of the rezone.

05:59:00

Sands motioned to close the public hearing; *Watterson* seconded; **Passed 4, 0.**

Commissioners discussed the rezone's impact on the surrounding area.

Parker motioned to recommend approval to the County Council for the Riggs Rezone with the 1 conclusion; *Watterson* seconded; **Passed 4, 0.**

06:03:00

#3 Public Hearing (5:45 PM): Bryan Hansen Rezone

Harrild reviewed the staff report for the Bryan Hansen Rezone.

Staff and **Commission** discussed the zoning of the surrounding properties and road access.

06:26:00

Parker motioned to open the public hearing for the Bryan Hansen Rezone; *Watterson* seconded; **Passed 4, 0.**

Troy Allen commented that the rezone is needed for a commercial dog kennel. Currently there is only a scale house and trucks parked there and there is no business run out of the scale house at this time.

06:31:00

Watterson motioned to close the public hearing; *Sands* seconded; **Passed 4, 0.**

Commissioners discussed the road and what a commercial rezone means for the property and uses that can go in.

Watterson motioned to recommend approval to the County Council for the Bryan Hansen Rezone with the 1 conclusion and findings of fact; *Parker* seconded; **Passed 4, 0.**

06:37:00

#4 Public Hearing (5:55 PM): Creekside Estates Rezone

Harrild reviewed the staff report for the Creekside Estates Rezone.

Commissioners and **Staff** discussed roads and access and sensitive areas due to the creek.

Phillips informed the Commission that the County flood plain is in the process of being reviewed and in this area the flood plain shouldn't leave the bank.

06:54:00

Watterson motioned to open the public hearing for the Creekside Estates Rezone; *Sands* seconded; **Passed 4, 0.**

Andy Rasmussen commented representing the property owners on the services already in the area, Smithfield City's refusal to extend services, and there being no flood plain restrictions for the area.

Sands asked if there are house out there now.

Mr. Rasmussen stated three homes are being built.

06:59:00

Watterson motioned to close the public hearing; **Parker** seconded; **Passed 4, 0.**

Commissioners and **Staff** discussed the RU2 zone and the use of that zone in this area, and the history of using the RU2 zone.

Parker motioned to recommend approval to the County Council for the Creekside Estates Rezone with the 1 conclusion and findings of fact; **Sands** seconded; **Passed 4, 0.**

07:11:00

#5 Poulsen Family Historical Cemetery Conditional Use Permit

Harrild reviewed the staff report for the Poulsen Family Historical Cemetery Conditional Use Permit.

Don Wilcox commented that he has talked with the State and they have no role in the process and all that is being asked for is that it be grandfathered in with CUP status.

Commissioners and **Staff** discussed bringing the cemetery into compliance and respecting the history of the cemetery.

Sands motioned to approve the Poulsen Family Historical Cemetery Conditional Use Permit based on the 4 conditions and 2 conclusions; *Watterson* seconded; **Passed 4, 0.**

07:32:00

#6 DR STA LG0004 Conditional Use Permit

Harrild reviewed the staff report for the DR STA LG0004 Conditional Use Permit.

Commissioners and **Staff** discussed if similar uses elsewhere are in a public infrastructure overlay.

Rick Hellstern commented representing Dominion Energy on the scope of the project. Dominion has contacted the canal company to cross the creek, and the storage of materials on site would fall under the encroachment permit.

Watterson asked about the pressure.

Mr. Hellstern commented that the high pressure is typically 240 lbs and then steps down all the way to 40 lbs.

Watterson motioned to approve the DR STA LG0004 Conditional Use Permit with the 26 findings of fact, 7 conditions, and 3 conclusions; *Sands* seconded; **Passed 4, 0.**

07:51:00

#7 Discussion: Amendments to Title 17 regarding a new use type for a small-scale slaughter facility

Christensen commented on Commissioners being able to visit Brent Davis's business in Weber, not as a quorum, and the information gained.

Commissioners and **Staff** discussed the site visit and the need for this type of use in the County.

08:00:00

Sands motioned to extend the meeting for 15 minutes; *Parker* seconded; **Passed 4, 0.**

Commissioners and **Staff** discussed wording of the ordinance.

Forest Olsen commented on the size of the operation he wants to open, rezoning to industrial for his previous application, the need for this type of operation in the community, and offal.

Commissioners and **Staff** asked if there is a timeline on picking up meat that has been cut.

Mr. Olsen stated that if a customer wants meat hanged for longer than 14 days, businesses are charging a fee per day beyond that 14 days.

Gunnell asked if there were FDA or State requirements for storing meat longer.

Mr. Olsen stated there is no FDA or State requirements, more requirements for custom cuts come into play if he were to have a retail portion of the business, and explained how inspection works.

08:17:00

Sands motioned to extend the meeting for 15 more minutes; *Parker* seconded; **Passed 4, 0.**

Mr. Olsen commented that people are going to come when he is open.

Commissioners and **Staff** discussed language of the ordinance.

Mr. Olsen commented on the size of parcel needed for a slaughter house.

Commissioners and **Staff** discussed language for limiting the number of animals slaughtered annually.

Mr. Olsen commented on the limiting the number of animals.

Commissioners and **Staff** discussed language regarding offal and what zones this type of use would be in.

Parker motioned to recommend approval to the County Council for the Amendments to Title 17 regarding a new use type for a small-scale slaughter facility; *Watterson* seconded; **Passed 4, 0.**

08:31:00

#8 Discussion: Amendments to Title 17 regarding Cannabis Production Establishments

Christensen asked **Staff** to ask Box Elder County how they are handling cannabis.

Staff asked **Commissioners** to review the maps for cannabis.

08:35:00

Sands commented that some of the concerns for the location that Mr. Olsen presented last time could still be concerns.

Mr. Olsen commented that he understands that.

08:36:00

Luthy reminded the Commissioners that Mr. Gunnell and Chris Harrild are ex-officio members of the Commission.

Gunnell informed the **Commissioners** that he would like the County Council and Planning Commission to meet 1 to 2 times a year so everyone can be on the same page.

Commissioners and **Staff** discussed what they would like to see happen with meeting with the County Council.

Parker** motioned to move #8 to the next meeting agenda; **Watterson** seconded; **Passed 4, 0.

08:55:00

Adjourned