



**Planning Commission Minutes**

**3 February 2022**

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**Present:** Angie Zetterquist, Chris Harrild, Tim Watkins, Brady Christensen, Chris Sands, Melinda Lee, Brandon Spackman, Jason Watterson, Lane Parker, Nathan Daus, Nolan Gunnell, Taylor Sorensen, Matt Phillips, Rod Hammer, Megan Izatt

**Start Time: 05:38:00**

**Sands** called the meeting to order and gave the opening remarks.

**05:42:00**

### Agenda

*Parker* motioned to approve the agenda with the removal of item #3; *Christensen* seconded; **Passed 7, 0.**

**05:47:00**

### Minutes

**Moved to next meeting.**

**05:48:00**

### Regular Action Items

#### #1 Public Hearing (5:35 PM) Cutler Valley Rezone

**Zetterquist** reviewed the staff report for the Cutler Valley Rezone.

**05:57:00**

*Spackman* motioned to open the public hearing for the Cutler Valley Rezone; *Spackman* seconded; **Passed 7, 0.**

**Brian Downs** commented against the project based on water concerns.

**Martin Empey** asked the commission to delay the vote until the County's General Plan has been updated.

**Terry Griffin** stated he is not interested in developing 13 lots and would like to leave the north part of the parcel available for Newton to develop as needed.

**06:01:00**

*Watterson* motioned to close the public hearing for the Cutler Valley Rezone; *Lee* seconded; **Passed 7, 0.**

**Commissioners** discussed the RU5 zone for this location and how it fits the surrounding area, the parcel being in Newton's annexation area, and the substandard road due to width.

*Daus* motioned to recommend approval to the County Council for the Cutler Valley Rezone based on the findings of fact and conclusions; *Parker* seconded; **Passed 7, 0.**

**06:10:00**

**#2 Hollow Ridge RV Campground Conditional Use Permit**

**Watkins** reviewed the staff report for the Hollow Ridge RV Campground Conditional Use Permit (CUP).

**Staff** and **Commissioners** discussed the condition regarding responsiveness, the impacts of the shooting range, the water tank and water rights, the sewer truck, and the use of propane or wood for fires.

**Nate Whittaker** as the applicant commented on the fence and what the intent is for the fence.

**Christensen** commented that it was for helping contain pets, little kids, and trash.

**Mr. Whittaker** commented on the fence as a safety issue for fire and on whether there needs to be a paved road vs. a treated gravel road.

**Sands** asked about the fencing.

**Mr. Whittaker** stated there is a 3 or 4 strand wire fence in place all ready around the entire property.

**Lee** asked if the fencing was on the property.

**Mr. Whittaker** stated it is along the property lines.

**Jenny Orme** commented that Smithfield's mayor and city council were against this proposal, there are ways around the maximum 30-day stay requirement, not wanting this in the County and if approved the precedent it sets, the fire risk the 65 fire rings present to the surrounding area, the traffic study is irrelevant because it's the winter not summer, and concerns with having someone present during evening hours.

**Tom Johnson** commented against the proposal and used examples from the County Ordinance and State law he felt supported that position.

**Muly Miller** commented against the proposal with concerns regarding the proximity to the homes in the area and concerns regarding sex offenders staying at the site, concerns with the chemicals used to spray the road, and how the public access Hyde Park requested affects access.

**Darrell Benson** commented against the proposal with concerns for sewer disposal and structural fire concerns.

**Diana Round** asked that the rationale regarding consistency for the area be used for this application.

**Mr. Whittaker** commented regarding the Smithfield City letter, the traffic study, the shooting range, and the dump pit for sewer not being needed as Honey Bucket can service each trailer directly.

**Commissioners** discussed the water tank/fire suppression for a potential structural fire.

**Hammer** commented on fire suppression for structural fires.

**Spackman** asked about fire spreading to other units.

**Hammer** stated that usually in these situations fire doesn't spread to other units.

**Sands** asked about the necessity of a water or fire extinguisher at every site.

**Hammer** commented that it depends on conditions.

**Daug** commented that usually in drier conditions in the area, restrictions are typically put in place.

**Hammer** responded yes, in drought conditions fire restrictions are implemented.

**Christensen** asked about the traffic study requirements.

**Lance Anderson** commented that typically during traffic studies other people do some of the counts and he did the actual traffic study.

**Christensen** asked about the shooting and hunting.

**Mr. Anderson** commented that the 600 yards is the hunting laws and Ponds could come and do something where they own the land.

**Commissioners** discussed the water, the road, fencing, and someone being onsite for response after 3 pm.

*Watterson motioned to approve the Hollow Ridge RV Campground Conditional Use Permit with the 15 conditions, 2 conclusions, and the addition to condition 2 regarding complaints for the campground rules and the addition to condition 7 regarding fencing and signage; Daugs seconded; Passed 6, 1 (Spackman voted nay).*

**07:33:00**

### **#3 Holyoak Airport Conditional Use Permit**

**Removed from agenda.**

### **#4 Training Opportunity**

**Harrild** reviewed the training opportunity coming up Feb. 9.

**07:47:00**

**Adjourned**