



**Planning Commission Minutes**

**3 March 2022**

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**Present:** Angie Zetterquist, Chris Harrild, Tim Watkins, Lauran Ryan, Brady Christensen, Chris Sands, Melinda Lee, Jason Watterson, Lane Parker, Brandon Spackman, Nolan Gunnell, Taylor Sorensen, Megan Izatt

**Start Time: 05:32:00**

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

**05:35:00**

### Agenda

**Adopted as presented.**

**05:35:00**

### Minutes

**Minutes from December 2, 2021 and February 3, 2022 were adopted with no changes.**

**05:36:00**

### Consent Items

#### #1 Sharp Mini Subdivision – Extension Request

*Watterson* motioned to approve the consent items; *Parker* seconded; **Approved 6, 0.**

**05:37:00**

#### #2 Cub River Estates Rezone

**Zetterquist** reviewed the staff report for the Cub River Estates Rezone.

**Commissioners** and **Staff** discussed access through a steep slope area.

**Mr. Davis** commented on access to the property.

**Ben Johnston** commented on engineering for the road design for access to the property.

**Vern Fielding** commented on access to the property.

**Commissioners** and **Staff** discussed access, steep slopes, and hardship relief.

**Joe Chambers** commented that the Planning Commission is a recommending body and can recommend approval to the County Council for this application.

**Mr. Davis** commented on the hardship relief.

**Sands** commented that there is a lot to this issue.

**Commissioners** discussed the hardship issue and access.

**Commissioners** and **Staff** discussed making recommendations under the code, how to possibly change the code, and access to the proposed property.

**Mr. Davis** asked what the path is for hardship based on what the code says.

**Gunnell** stated that the County Council would have to really look into the hardship.

**Mr. Davis** asked about 4 homes being a reasonable use without a rezone. He asked that the Commission make a recommendation of hardship so that the application can go forward.

***Parker** motioned to recommend denial to the County Council for the Cub River Estates Rezone based on the recommendation and conclusion; **Lee** seconded; **Passed 6, 0.***

**06:46:00**

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

**Harrild** reviewed the County's presentation for the Holyoak Airport Conditional Use Permit (CUP) revocation.

**Sorenson** reviewed the County Code's requirement for amending a CUP which would be to have a new application submitted for any changes to the CUP and reviewed recent rulings made by the Utah Supreme Court for hearing evidence for CUPs.

**Commissioners** and **Staff** discussed the FAA's Circular requirements for runways and hearing comments from the applicant and possible comments from others in the audience.

**Joe Chambers** commented that he had discussed taking two hours for their presentation with the County attorneys and he had thought they had agreed that was reasonable. He also reviewed Mrs. Holyoak's experience as an engineer with Northrup Grumman. He reviewed the County Code and how it references the FAA Circular.

**Rachel Holyoak** commented that she does have an engineering background and that the FAA circular has not been followed by the County. She also discussed the home being in the RPZ.

**Mr. Chambers** stated that prior to this meeting there was no evidence of the home being in the RPZ.

**Ms. Holyoak** commented on not wanting to restrict other people's property rights and reviewed the timeline of events with staff from her view point, her understanding of the CUP, and the different options that she feels would possibly fulfill the CUP requirements.

**Watterson** asked how a pilot unfamiliar with the airport knows about the restrictions for the runway.

**Ms. Holyoak** responded that if the FAA is restricting it, that information is given in the airport map. In this case, the condition would be recorded on the CUP and because the runway is private the pilots have to have permission and she would have to explain the restrictions. In an emergency, the pilot is allowed to do whatever is needed to land the aircraft and the FAA has backed those decisions.

**08:00:00**

*Parker* motioned to extend the meeting for 45 mins; *Watterson* seconded; **Passed 6, 0.**

**Brittney Rupert** commented as owner of the south property and that precedence has been set to remove homes from the RPZ area on the north end of the runway and that it has been stated they need to reapply.

**Dirk Howard** commented on the FAA circular and its recommendation that airports own the land in the RPZ and that he has never seen an airplane use the runway since 2016.

**Laura Barass** commented that a home is in the middle of the RPZ and that the airstrip hasn't been used for several years.

**Commissioners** and **Staff** discussed the original CUP from 2016 and its language and Mrs. Holyoak's suggestion to restrict the runway for left hand departures. Also discussed a possible continuation based on the new information received from the applicant tonight and some concerns raised by Commissioners regarding the ability to amend the CUP.

*Spackman* motioned to continue the Holyoak Airport Conditional Use Permit Revocation for up to 90 days; *Watterson* seconded; **Passed 6, 0.**

**Mr. Chambers** commented on the Commission's ability to revoke CUPs, and how they would have applied for an amendment if they had been aware of that option. He also commented how he and his client would like to solve the problems.

**08:23:00**

**#4 Discussion Amending Title 17.07.030: Use Related Definitions – 4100 Recreational Facility; 17.09.030: Schedule of Zoning Uses by Zoning District – 4100 Recreational Facility**

**Watkins** reviewed the information to amend the code for Ordinance 17.07.030 and 17.09.030. and the possibility of temporarily not allowing or limiting the types of uses while options are being explored.

**Commissioners** and **Staff** discussed the type of limitations that can be applied and where these types of facilities might be appropriate. Also discussed was making sure these types of changes are not a knee jerk reaction to public clamor and that it is important to find a balance.

**08:46:00**

*Christensen* motioned to extend the meeting until 9:00 pm; *Lee* seconded; **Passed 6, 0.**

**#5 Discussion: General Plan Update**

**Lauren Ryan** updated the Commission on the Imagine Cache process and where the General Plan is headed.

**09:07:00**

**Adjourned**