



Planning Commission Minutes

7 April 2022

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Present: Angie Zetterquist, Tim Watkins, Chris Sands, Melinda Lee, Jason Watterson, Lane Parker, Nate Daus, Taylor Sorensen, Megan Izatt

Start Time: 05:32:00

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

05:33:00

Agenda

Adopted with no changes

05:33:00

Minutes

Minutes from March 3, 2022 approved with no changes.

05:34:00

Consent Items

#1 Bailey Acres Subdivision 1st Amendment

Tom Bailey asked what was being approved.

Daus responded that lot 3 is being removed, there is no increase in the number of lots.

#2 Denali South Horse Ranch Subdivision

#3 Old Canyon Subdivision

#4 Zollinger South Subdivision

Watterson motioned to approve the consent agenda; Daus seconded; Passed 5, 0.

05:37:00

Regular Action Items

#5 Public Hearing (5:35 pm): Christy Farm Rezone

Zetterquist reviewed the staff report for the Christy Farm Rezone public hearing.

Commissioners and **Staff** discussed zoning of the surrounding property in Mendon City.

05:42:00

Lee motioned to open the public hearing; Parker seconded; Passed 5, 0.

Aaron Christy stated he would like to build a home on 5 acres and sell the other acres.

05:44:00

Watterson motioned to close the public hearing; **Lee** seconded; **Passed 5, 0.**

Parker motioned to recommend approval to the County Council for the Christy Farm Rezone with the stated conclusions and conditions; **Daug**s seconded; **Passed 5, 0.**

05:45:00

#6 Mt. Naomi Farms U-Pick Conditional Use Permit

Zetterquist reviewed the staff report for the Mt. Naomi Farms U-Pick Conditional Use Permit (CUP).

Commissioners and **Staff** discussed how this has already been happening on the property so this CUP will bring the property into compliance and why a CUP is needed.

Ms. Meikle stated they have been operating for 10 years and want to come into compliance.

Parker asked about the fruit picking.

Ms. Meikle stated they have table, wine, and juice grapes as well as raspberries and blackberries available for the public to pick.

Watterson asked about the volume of people who come to pick.

Ms. Meikle explained their hours of operations and last year there was maximum of 15 cars a day.

Lee asked about the kids' area.

Ms. Meikle explained there is a kids' area.

*Daug*s motioned to approve the Mt. Naomi Farms U-Pick Conditional Use Permit with the 2 conditions and 2 conclusions; **Lee** seconded; **Passed 5, 0.**

Staff Reports

Watkins updated the **Commissioners** on the General Plan.

06:01:00

Adjourned