



Planning Commission Minutes

2 November 2023

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Present: Angie Zetterquist, Stephen Nelson, Tim Watkins, Connor Smith, Chris Sands, Nate Daus, Lane Parker, Val Jay Rigby, Brady Christensen, Nolan Gunnell, Taylor Sorenson, Megan Izatt, Matt Phillips

Start Time: 5:32:00

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

Agenda & Minutes

Parker motioned to approve the agenda and the minutes from October 5, 2023; **Sands** seconded; **Passed 4, 0.**

05:34:00

Consent Items

#1 Jershon Ranch Subdivision

#2 Pea Viner Farm Subdivision

#3 DellaRay Subdivision

#4 H&H Subdivision 1st amendment

Parker motioned to approve the consent agenda; **Sands** seconded; **Passed 4, 0.**

05:35:00

Christensen arrived.

Regular Action Items

#5 Geneva Rock – Newton Pit Conditional Use Permit

Zetterquist reviewed the updated staff report for the Geneva Rock – Newton Pit Conditional Use Permit.

Staff and **Commissioners** discussed access, future road improvements, reclamation of slopes,

Bill Gammell commented on the line of sight for oncoming traffic and the addition of deceleration lanes required by UDOT.

Christensen asked about possible reduced speed limits and extra signage regarding trucks entering roadway.

Mr. Gammell responded he doubted reduced speed limits would happen but believes extra signage will be required.

Bill King commented on slopes and reclamation.

Mr. Gammell commented on the 2:1 reclamation and asked about the County holding the bond until vegetation is at an acceptable rate.

Sands commented on a 3:1 reclamation vs. a 2:1.

Mr. King commented on reclamation practices and best management practices.

Mr. Gammell commented on slopes being reseeded before the pit is fully closed during phased mining.

Staff and **Commissioners** discussed holding the bond until the reclamation is satisfactory.

Mr. King commented on the reclamation bond and releasing the bond due to reclamation.

Commissioners discussed reclamation.

Christensen asked about the noise study.

Mr. King asked why a noise study is being required.

Christensen asked what other counties require.

Mr. King reviewed the process they have met in the past for noise ordinances.

Sands explained that the noise study is a baseline for if there is a compliant.

Commissioners discussed the noise study requirement.

Mr. King explained that his company feels the noise study requirement has a lot of ambiguity around it.

Staff and **Commissioners** discussed the noise study requirement.

Christensen asked about dust control being regulated by the State.

Mr. Gammell responded that dust control is monitored by the State.

Rigby asked about the storm water plan if there is rain and snow.

Mr. King responded best management practices will be used to keep water on the site and they will meet the requirements of the Storm Water Permit issued by the state.

Rigby commented on water leaving the property.

Mr. Gammell commented on discharging water and the mine using a pit for water retainment.

Rigby asked about building berms on the top portion of the property to help with water runoff.

Mr. Gammell explained how they plan to use berms, comprehensive site reviews, and monthly inspections.

Phillips commented on the types of storm water and discharge from the site and explained what is regulated by the State and what is regulated by the County.

Staff and **Commissioners** discussed the noise study requirement and conditions to mitigate issues being reasonable.

Parker** motioned to approve the Geneva Rock Newton Pit Conditional Use Permit with the removal of condition #13, and include 2:1 Max Slope ratio for reclamation to the condition #6; **Rigby** seconded; **Passed 4, 1 (Sands voted nay).

06:42:00

#6 Cache Resource Management Plan

Smith reviewed the changes made to the Cache Resource Management Plan since the last planning commission meeting.

Sands disclosed that the company he works for has been working with the County on this plan.

Parker** motioned to recommend approval for the Cache Resources Management Plan to the County Council; **Christensen** seconded; **Passed 5, 0.

06:50:00

#7 Utah Flour Milling Conditional Use Permit

Zetterquist reviewed the Utah Flour Milling Conditional Use Permit (CUP) staff report.

Ed Kavorik commented as a representative of the owner with no concerns on the conditions.

Wendy Christensen commented with concerns regarding water, light, and commotion that comes with the project.

Christensen asked about noise.

Mr. Kavorik commented that the project is enclosed and the truck noise should be equivalent to what is there now.

Staff and **Commissioners** discussed noise.

Sands** motioned to approve the Utah Flour Milling Conditional Use Permit based on the 19 conditions and 2 conclusions; **Parker** seconded; **Passed 5, 0.

07:09:00

#8 Review of Annual Planning Commissioner Training Requirements

Watkins reviewed the training requirements.

Staff and Commissioners discussed previous trainings held this year and some upcoming opportunities.

07:14:00

#9 Upcoming Elections for Chair and Vice Chair; 2024 Meeting Dates and Application Deadlines

Elections will be held at the December meeting and the meeting dates and application deadlines for 2024 were reviewed.

07:15:00

Adjourned.