



Planning Commission Minutes

5 January 2023

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Present: Angie Zetterquist, Tim Watkins, Jason Watterson, Brady Christensen, Nate Daus, Lane Parker, Brandon Spackman, Nolan Gunnell, Taylor Sorensen, Matt Phillips, Megan Izatt

Start Time: 05:32:00

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

05:34:00

Agenda

***Parker** motioned to approve the agenda with item #4 being removed from the consent agenda and moving to a regular action item and item #7 being a discussion item not a public hearing; **Spackman** seconded; passed 5, 0.*

Minutes

***Parker** motioned to approve the minutes from December 1, 2023; **Watterson** seconded; Passed 5, 0.*

05:35:00

Consent Items

#1 Carrie Anderson Subdivision

Carrie Goodson commented on creating the one lot subdivision with the agricultural remainder.

#2 Christy Farm Subdivision

#3 Martin Bench Subdivision

Chad Martin commented on creating a 3-lot subdivision.

***Parker** motioned to approve the consent agenda with the conditions as noted; **Spackman** seconded; Passed 5, 0.*

05:38:00

Regular Action Items

#4 Stratford Ranch Subdivision

Zetterquist reviewed the staff report for the Stratford Ranch Subdivision.

Brandon Reeder commented as the acting agent and asked about the dry lot being Lot 1 as they were rejected on a request for a 2nd water right for the 2-lot subdivision.

Zetterquist commented that there is an existing house on Lot 1.

Mr. Reeder responded that the house is going to be torn down and they would like to make that the dry lot and build a new structure on Lot 2. They are currently working on obtaining more water as they did not know that the water right change had been rejected.

Zetterquist commented on changing the dry lot designation to Lot 1 with the changes to the water.

Mr. Reeder asked about moving forward with construction while the change for the water is being completed.

Zetterquist responded that the existing water right would have to be completely transferred from Lot 1 to Lot 2 before the plat can be recorded and no work can be started until the plat is recorded and permits issued.

Gunnell commented that change has to go through the State.

Daugs commented on filing for a change of use for the water to be switched to Lot 2 and delaying approval to next meeting.

Mr. Reeder commented that the current house is not livable so they want to build a new home.

Christensen asked if they are looking for two water rights or just one water right.

Mr. Reeder responded that the current home is not livable and they want to build a building with work space and living space.

Christensen responded that a change application for an additional water was applied for.

Mr. Reeder responded that they had agreed to purchase an additional water right for Lot 2 from another location.

Daugs commented that it was rejected by the state water engineer to not being in the right drainage area.

Zetterquist commented that proof of that water application change would need to be received two weeks before the next meeting to be included on the agenda.

Mr. Reeder asked if they would be able to proceed next month in that water change is in process.

Zetterquist responded, that yes it would be on the agenda for possible approval if the change application had been submitted and revised plat submitted showing Lot 1 as the dry lot.

Daugs asked about the other conditions.

Mr. Reeder commented they understand them.

Parker motioned to continue the Stratford Ranch Subdivision up to 90 days; **Watterson** seconded; **Passed 5, 0.**

05:46:00

#6 Public Hearing (5:45 PM) – Hot Iron Storage Rezone

Zetterquist reviewed the staff report for the Hot Iron Storage Rezone.

Staff and **Commissioners** discussed what the future land use by Smithfield is for the area, the difference between what uses are allowed in a commercial zone versus an industrial zone.

05:53:00

Spackman** motioned to open the public hearing; **Watterson** seconded; **Passed 5, 0.

No public comment.

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

Commissioners discussed concerns with an industrial rezone due to the other uses that can come in.

Christensen** motioned to recommend approval to the County Council for the Hot Iron Storage Rezone with the findings of facts and 1 conclusion; **Parker** seconded; **Passed 5, 0.

05:57:00

#5 Millville Sewer System Conditional Use Permit

Zetterquist reviewed the staff report for the Conditional Use Permit (CUP).

Gunnell asked if all the parcel owners have signed agreements.

Corey Twedt commented all parcel owners have signed and a couple need to be recorded.

Watterson asked about gravity feeding of the line.

Mr. Twedt said some would be gravity feed and a lift station would be needed.

Bill Young explained where pressurized and gravity lines will be used, where a lift station will be installed, and the full route the line would take.

Christensen asked about pumping into the pond.

Mr. Young stated all the Hyrum area line would be gravity fed.

Parker asked about disrupting any water aquifers or wells.

Daug commented on needing to repair land drains that will be disrupted due to construction.

Mr. Young commented on the land drain issues.

Watterson asked what the maximum and minimum feet for burying the pipeline.

Mr. Young commented about 5-20 feet depending on the needs of the areas that are being built in.

Watterson asked about man hole spacing.

Mr. Young commented that spacing should be around 300 feet but will meet state standards.

Watterson motioned to approve the Millville Sewer System Conditional Use Permit with the 15 conditions and 3 conclusions; **Parker** seconded; **Passed 5, 0.**

06:12:00

#7 Discussion: Ordinance Change – 17.07.040 General Definitions – Developable Acreage & Sensitive Areas Non-Developable

Watkins reviewed the information for the ordinance change including different municipalities' current codes, and some proposed language.

Staff and **Commissioners** discussed the how the 30% slop and 50 feet of distance between horizontal steep slopes was decided, access and roads, and how engineering is incorporated.

Phillips commented on allowing building/roads in the sensitive areas.

Staff and **Commissioners** discussed the language for the suggested ordinance change and looked at some different examples of property in the county that could be affected by the ordinance changes.

06:44:00

Parker left.

#8 Discussion: Ordinance Change – Chapter 15.28 Flood Damage Prevention

Phillips reviewed a presentation on flooding, FEMA and insurance, floodplain management, current maps, and the flood study that is coming to a close.

Staff and **Commissioners** discussed the flood study and how the areas studied are generally more populated, and how the ordinance would be updated with the new maps from the study.

07:29:00

#9 Discussion: Ordinance Change – Use Type 1120: Accessory Apartment

Watkins reviewed new state law and how it affects the ordinance and the proposed changes.

Staff and **Commissioners** discussed how septic systems will be affected, limit of units, water rights, if a unit must be owner occupied, what zones attached and detached units are allowed in, and setbacks between buildings.

08:01:00

Adjourn