



**Planning Commission Minutes**

**2 March 2023**

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**Present:** Angie Zetterquist, Tim Watkins, Jason Watterson, Brady Christensen, Chris Sands, Nate Daug, Lane Parker, Brandon Spackman, Nolan Gunnell, Dirk Anderson, Taylor Sorensen, Matt Phillips, Megan Izatt

**Start Time: 05:31:00**

**Daug** called the meeting to order and **Christensen** gave the opening remarks.

**05:33:00**

**Agenda and Minutes**

***Parker** motioned to approve the agenda and minutes from February 2, 2023; **Watterson** seconded; **Passed 6, 0.***

**5:34:00**

**Consent Items**

**#1 Hill Top Farms Subdivision 2<sup>nd</sup> Amendment**

***Watterson** motioned to approve the consent agenda; **Parker** seconded; **Passed 6, 0.***

**05:34:00**

**Regular Action Items**

**#2 Public Hearing (5:35 PM) – Clair Anderson Rezone**

**Zetterquist** reviewed the staff report for the Clair Anderson Rezone.

**Commissioners** and **Staff** discussed the property being in Nibley’s future annexation plan and Nibley’s master development plan for the area.

**05:45:00**

***Sands** motioned to open the public hearing; **Parker** seconded; **Passed 6, 0.***

**Clair Anderson** spoke as the applicant on plans for the property and how the storage units would be a benefit to the surrounding area, access, and water.

**Christensen** asked what the fire district would require for fire suppression.

**Mr. Anderson** responded he does not know at this time and asked how much Nibley’s future plans can affect his property.

**Daug** responded that the Commission keeps Nibley’s plan in mind due to it being in their future annexation area.

**05:55:00**

*Sands motioned to close the public hearing; Watterson seconded; Passed 6, 0.*

**Commissioners** and **Staff** discussed the ordinance that affects access for this property from Nibley.

**Mr. Anderson** commented on access from Nibley and access from the neighboring property to the south.

**Dirk Anderson** commented on working with municipalities in these types of situations involving property on a city's boundaries.

**Commissioners** discussed continuing the item until the applicant has had further conversation with Nibley regarding access and what they would like to see in the future for this area, and possible access from the south.

*Parker motioned to continue the Clair Anderson Rezone up to 90 days; Spackman seconded; Passed 6, 0.*

**06:09:00**

### **#3 Beaver Mountain Master Plan Expansion Conditional Use Permit Amendment 2023**

**Zetterquist** reviewed the staff report for the Beaver Mountain Master Plan Expansion Conditional Use Permit Amendment 2023.

**Commissioners** discussed housing in the FR-40 zone.

**Mr. Barry** commented on using the facilities for times when it is not safe for employees to drive back down the mountain.

**Gunnell** asked how many people the sleeping area would accommodate.

**Mr. Barry** responded up to 5.

**Commissioners** and **Staff** asked about summer accommodations and making sure use is for intermittent, emergency use.

*Parker motioned to approve the Beaver Mountain Master Plan Expansion Conditional Use Permit Amendment 2023 with the 12 conditions and 2 conclusions; Watterson seconded; Passed 6, 0.*

**06:27:00**

### **#4 Upcoming: Joint session with the County Council to discuss ordinance changes to 17.07.040 General Definitions – Developable Acreage & Sensitive Areas Non-Developable and to Use type 1120 – Accessory Apartment**

**Watkins** informed the Commission that a poll will be set out for possible dates for a joint meeting for the ordinance change to 17.07.040 General Definitions – Developable Acreage & Sensitive Areas Non-Developable and to Use type 1120 – Accessory Apartment and water rights information from the State.

**Commissioners** and **Staff** discussed possibly moving deadlines for applications so there is enough time for packets to go out and be studied and determining what a complete application is.

**06:45:00**

**Adjourned.**