**Planning Commission Minutes 6 July 2017**

**Item Page**

**Regular items**

1. **Public Hearing (5:35 p.m.) Curtis Rezone 2**
2. **Wellsville City Sewer Improvement Conditional Use Permit 3**
3. **Autonomous Solutions, Inc. Conditional Use Permit 3**

**Present:** Angie Zetterquist, Chris Harrild, Josh Runhaar, Jason Watterson, Phil Olsen, Nolan Gunnell, Rob Smith, Chris Sands, Brady Christensen, Lane Parker, Jon White, Lee Edwards

**Start Time:** **05:30:00** (Time not shown on DVD)

**Watterson** welcomed and gave opening remarks

**05:32:00**

**Agenda**

Approved with the removal of Item #2.

**Minutes**

***Gunnell*** *motioned to approve the minutes from the 07 June 2017 meeting;* ***Smith*** *seconded;* ***Passed* *7, 0*.**

**05:33:000**

**Regular Action Items**

**#1 Public Hearing (5:35 p.m.): Curtis Rezone**

**Zetterquist** reviewed the staff report for the Curtis Rezone.

**Leslie Curtis** commented regarding access, zoning of the surrounding area, and garbage pickup.

**Christensen** asked where the line would be for subdivision of the land.

**Ms. Curtis** responded that no decision has been made at this time because it is not something that will be developed for some time. The road is in need of improvements as well.

**Sands** asked if Ms. Curtis understood that she would be responsible for the road improvements.

**Ms. Curtis** responded that the current county road is what would be used.

**Harrild** responded that access would have to be reviewed with the road department because access cannot happen on the corner.

**Ms. Curtis** responded that there is a hollow between the hills and would possible use that as a turn in.

**Sands** responded that the reason for staff recommending denial is the road is not improved and in order for approval to be possible the road along Ms. Curtis’s property would need to be improved.

**Ms. Curtis** responded that they would use the access on the county road.

**Harrild** responded that the road would need to be reviewed by the road department.

**Sands** responded that no matter where the subdivision were to occur, road improvements would be required.

**Ms. Curtis** responded that the county keeps approving other activities occur on that road such as the recreational property just approved and Ms. Curtis wrote a letter about that use.

**Harrild** responded that the recreation application had a study done by an engineer that showed they would have adequate parking.

**Ms. Curtis** responded that the use didn’t meet any of the requirements.

**Harrild** responded that for her application, the gravel portion of the road will have to be improved to county standards.

**Ms. Curtis** asked if the road requirements were a new law and if not why it isn’t regularly enforced it.

**Harrild** responded that it has been in place since 2011.

**05:50:00**

***Gunnell*** *motioned to open the public hearing for the Curtis Rezone;* ***Olsen*** *seconded;* ***Passed* *7, 0.***

**Dorin Baker** asked the Planning Commission to deny the request because it would create a peninsula in an agricultural zone, inadequate access, small lots, and no storm water provisions.

**Ms. Curtis** commented on the Whisper Ridge development Conditional Use Permit (CUP).

**05:54:00**

***Gunnell*** *motioned to close the public hearing for the Curtis Rezone;* ***Parker*** *seconded;* ***Passed 7, 0.***

**Staff** and **Commission** discussed the area surrounding the property that has dwellings, the seasonal nature of Whisper Ridge, and access.

***Sands*** *motioned to recommend denial to the Cache County Council for the Curtis Rezone based on the two conclusions as written;* ***Smith*** *seconded;* ***Passed 7, 0.***

**06:00:00**

**#2 Wellsville City Sewer Improvement Conditional Use Permit**

Removed from the agenda.

**#3 Autonomous Solutions, Inc Conditional Use Permit**

**Zetterquist** reviewed the staff report for the Autonomous Solutions, Inc. Conditional Use Permit (CUP).

**Reaghn Torrie** commented regarding the CUP and asked questions regarding the new conditions received from staff.

**Mel Torrie** asked about money paid for the engineering of the road.

**Ms. Torrie** commented about the engineering for the road and the needed improvements.

**Runhaar** responded that the county does not have an in-house engineer, it is contracted out. The cost of an engineer is a pass through cost that the applicant pays for.

**Ms. Torrie** asked if condition 10 was clarification for those pass through costs.

**Harrild** and **Runhaar** responded that was correct and good engineering helps to keep the costs lower.

**Lee Edwards** responded that he has been monitoring the memorandum of understanding (MOU) and hasn’t seen any issues with the changes that have been happening and sees no problems with the County Executive signing the MOU.

**Mr. Torrie** thanked staff and the commission for their help as ASI moves forward with their plans.

**Gunnell** asked if the MOU is only addressing 8000 north or is Highway 30 included there.

**Edwards** and **Runhaar** responded that the MOU is just a funding mechanism and ASI is too far away for UDOT to wrap them into their considerations.

**Ms. Torrie** responded that the signs on Highway 30 are directional signs and to help direct customers to the paved road for ASI and not to use the gravel road.

***Smith*** *motioned to recommend the Autonomous Solutions, Inc, Conditional Use Permit based on the amended staff report with the stated findings of fact, ten (10) conditions, and two (2) conclusions;* ***Gunnell*** *seconded;* ***Passed 7, 0.***

**06:20:00**

**Adjourned**