



<u>Item</u>	<u>Page</u>
<u>Consent Agenda Items</u>	
1. Brooksby Creek Subdivision 2 nd Amendment	2
2. Sharon Poppleton Minor Subdivision 1 st Amendment	2
3. Ohana Mauna Subdivision	2
<u>Continued Items</u>	
4. Applewood Hollow RU5 Rezone	2
<u>Regular Action Items</u>	
5. Red Shed Farms Recreational Center Conditional Use Permit.....	5
6. Public Hearing (5:50 p.m.): DD Auto & Salvage Rezone	3
7. Public Hearing (6:00 p.m.): Amendment to Title 17.08 regarding Rural 2 & Rural 5 Zone.....	3
8. Elections for Chair and Vice Chair	6

Present: Angie Zetterquist, Josh Runhaar, Chris Sands, Nolan Gunnell, Brady Christensen, Phil Olsen, Lee Edwards, Megan Izatt

Start Time: 05:32:00

Christensen welcomed and **Gunnell** gave opening remarks.

05:33:00

Minutes

Gunnell motioned to approve the minutes from the 4 November 2018; **Olsen** seconded; **Passed 4, 0.**

Gunnell motioned to approve the minutes from the 19 November 2018; **Olsen** seconded; **Passed 4, 0.**

05:35:00

Agenda

Agenda amended to remove item #2.

05:35:00

Consent Items

#1 Brooksby Creek Subdivision 2nd Amendment

#3 Ohana Mauna Subdivision

Zetterquist informed the board that the applicant on the Ohana Mauna Subdivision revised the previously approved subdivision plat to include an agricultural remainder.

Staff and **Commission** discussed the lot size and the agricultural remainder.

Sands motioned to approve items #1 and #3 with the stated findings of fact, conditions, and conclusions; **Olsen** seconded the motion; **Passed 4, 0.**

05:40:00

Continued Items

#4 Applewood Hollow RU5 Rezone

Zetterquist reviewed the staff report for the Applewood Hollow RU5 Rezone.

Staff and **Commission** discussed access and the number of homes accessing the road.

Andrew Daines representing the applicant commented on the concerns Nibley City raised in their letter and the applicant's response.

Sands commented that he reviewed the information and has concerns regarding the substandard road and the number of homes on the road.

Mr. Daines asked if the Fire District's issue with the road be contingent on a building permit being issued.

Runhaar responded that typically that can happen but usually the County Council is more apt to approve an application if it does not add to the infrastructure needs in the County.

Christensen commented that Nibley City's concerns are valid.

Gunnell commented that the concerns are addressed in the letter but the letter doesn't state clearly whether it is allowed or not. There needs to be further study of the issue.

Mr. Daines commented that Bear River Health Department did give preliminary approval for Lot 2.

Gunnell motioned to recommend denial to the County Council for the Applewood Hollow RU5 Rezone with the written findings of fact and conclusions; Sands seconded; Passed 4, 0.

05:54:00

Regular Action Items

#6 Public Hearing (5:50 p.m.): DD Auto & Salvage Rezone

Zetterquist reviewed the staff report for DD Auto & Salvage Rezone.

05:58:00

Olsen motioned to open the public hearing for DD Auto & Salvage Rezone; Gunnell seconded; Passed 4, 0.

05:58:00

Sands motioned to close the public hearing; Gunnell seconded; Passed 4, 0.

Olsen motioned to recommend approval to the County Council for DD Auto & Salvage Rezone with the stated findings of fact and conclusions; Gunnell seconded; Passed 4, 0.

05:59:00

#7 Public Hearing (6:00 p.m.): Amendment to Title 17.08

Runhaar reviewed the information for the Amendment to Title 17.08 and the reasons behind expiring the RU2 and the RU5 zone.

Staff and **Commission** discussed the reasons behind changing Title 17.08 and the County Council's questions on RU2 and RU5.

06:08:00

Gunnell motioned to open the public hearing for Amendment to Title 17.08; Sands seconded; Passed 4, 0.

Vern Fielding commented against the proposal due to having clients who have purchased land with the intent to rezone land, the housing shortage in Utah, and the cost of housing.

Sands asked what the size of property his clients own.

Mr. Fielding responded 50 acres with access from one city road and one county road.

Cheryl Burgess commented in support of the amendment.

Duane Williams asked what the general plan would include regarding density.

Runhaar responded that would be part of the process.

Mr. Williams responded that Box Elder County has certain areas that the Health Department determines what density is allowed and commented on the density standards in Cache County.

Alma Burgess commented in support of the amendment, master plan, and preserving farm land.

Lance Parker commented in support of general plan but is against expiring the rezone options.

Blake Parker commented that reducing development rights affects the value of the land and asked what the County Assessor thought about the amendment.

Guy Jardine asked if there was a master plan in place currently.

Runhaar responded that there was one drafted in 1996.

Mr. Jardine asked how the master plan was going to be done and if public input would be gathered.

Runhaar responded that workshops will be held where public comment will be welcomed.

06:32:00

Gunnell motioned to close the public hearing for Amendment to Title 17.08; Olsen seconded; Passed 4, 0.

Commission and **Staff** discussed what was expected of the Commission for the amendment and how the amendment would affect applications. **Staff** gave three options for the Commission and the County Council regarding the RU2 and RU5 zones; the County Council directed that the option to rezone to these zones be removed until a better plan was in place to help with the criteria for the RU2 and RU5. This is a legislative decision.

Gunnell motioned to recommend more guidance for the Planning Commission be given by the County Council for rezones; Motion died due to lack of a second.

Staff will ask the County Council for a workshop. **Staff** will try and put together two other interim options regarding more guidance for rezones.

07:24:00

#5 Red Shed Farms Recreational Center Conditional Use Permit

Zetterquist reviewed the staff report for the Red Shed Farms Recreational Center Conditional Use Permit.

Staff and **Commissioners** discussed the clay pigeon shooting.

Sands asked Mr. Jardine about the importance of clay pigeon.

Mr. Jardine responded not that important because the insurance company doesn't like it.

Sands responded that he would prefer to not have the clay pigeon shooting.

Mr. Jardine responded they currently don't use rifles. The site has been used for 3 years but there needs to be a parking lot and insurance, which requires that he starts charging for use of the facilities.

Sands responded that this seems like a great use.

Mr. Jardine responded he would like to be able to skeet shoot personally but it would probably not be allowed at events.

Christensen responded he had concerns with noise.

Runhaar stated the county has no sound ordinance.

Mr. Jardine stated that his research states he would have to be 1000 feet from any structure but he is fine if he can't do skeet shooting. There are enough people using the facility that a parking lot is needed.

Cody Webster commented in support of this and stated he has no problem with the skeet shooting.

Cheryl Burgess commented in support of the proposal and that it is a good use of the land.

Alma Burgess commented in support of the proposal and asked about the notification of skeet shooting.

Zetterquist responded that there is a notification requirement.

Mr. Burgess stated it's a good area for this type of use.

Gunnell asked about the insurance concerns and what their requirements are.

Mr. Jardine responded that he doesn't know their requirements but currently no outside firearms are allowed and the people using the facility use the equipment there. Low brass is currently used and high brass isn't allowed.

White stated people can most likely hear the sound and people do get around the low brass requirement.

Sands asked if Mr. Jardine was okay with the requirement for the shooting.

Mr. Jardine stated he is.

Edwards asked if all the shot lands on Mr. Jardine's property.

Mr. Jardine responded that there is a possibility for shot to land on someone else's property.

Edwards stated he would need permission from the other property owner.

Mr. Jardine stated he doesn't think there would be a problem receiving that permission.

Sands asked about the existing structure and the provision that the building complies with code.

Mr. Jardine stated the building has been inspected.

Sands asked if the building had been inspected as a public building.

Mr. Jardine stated he had not.

Runhaar stated that the applicant would have to work with the building inspector and it would need to comply with fire code to be used as a public building.

Mr. Jardine stated the fire department has seen it and there are sprinklers, extinguishers, and a turn around for a fire engine.

Staff and **Commission** discussed the need analysis of the state laws regarding shooting and shooting ranges and how it applies to the property.

Gunnell** motioned to approve the Red Shed Farms Recreational Center Conditional Use Permit with the stated findings of fact, conditions, and conclusions; **Olsen** seconded; **Passed 4, 0.

07:48:00

#8 Elections for Chair and Vice Chair

Runhaar reviewed the bylaws for elections.

Elections will be held in January.

08:00

Adjourned