



Planning Commission Minutes

5 October 2023

Item

Page

Consent Items

- 1. White Rock Subdivision 2nd Amendment..... 2

Regular Action Items

- 2. Geneva Rock – Newton Pit Conditional Use Permit 2
- 3. Advanced Shoring 2023 Conditional Use Permit 2nd Amendment 3
- 4. Amending Title 16 Subdivision Regulations 3
- 5. Public Hearing (5:55 PM) 3

Present: Stephen Nelson, Tim Watkins, Chris Sands, Nate Daug, Lane Parker, Jay Rigby, Brady Christensen, Kurt Bankhead, Jason Watterson, Taylor Sorenson

Start Time:

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

Agenda & Minutes

***Parker** motioned to approve the Agenda and minutes from September 7, 2023 **Rigby** seconded; 7, 0.*

Consent Items

#1 White Rock Subdivision 2nd Amendment

Watterson** motioned to approve the consent agenda; **Sands** seconded; **Passed 7, 0.

Regular Action Items

#2 Geneva Rock – Newton Pit Conditional Use Permit

Nelson reviewed access for the Geneva Rock – Newton Pit Conditional Use Permit and a possible 60 day extension.

Staff and **Commissioners** discussed access and realignment of the road, possible approval without an updated site plan.

Todd Wardell commented on access and realignment of the road.

Christensen commented on a possible route through Newton rather than 48.

Nelson commented on needing an updated site plan with the changes from UDOT.

Mr. Wardell commented that they are waiting on approval from UDOT.

Staff and **Commissioners** talked about phasing of the pit and reclamation and how the applicant has not gotten back to Staff on those questions.

Craig Rawlins commented on accessing from the southwest vs. leaving the access where it is currently, and conditioning the public that uses that road,

Rigby commented on not seeing far enough from the current stop north for big trucks.

Mr. Rawlins commented on big trucks driving that road and making sure other drivers' are conditioned for the road and traffic.

Jeff Benson commented on the intersection being bad in general.

Commissioners commented on approval being dependant on making sure the health and safety of the public is taken into consideration,

Watterson motioned to continue the Geneva Rock – Newton Pit Conditional Use Permit for 90 days; *Parker* seconded; **Passed 7, 0.**

#5 Public Hearing (5:55 pm)

Smith reviewed the County Resource Management Plan updates.

Staff and **Commissioners** discussed the maps and how the plan only affects County land. A public open house will be held for the public to make comments and see the plan.

Parker motioned to open the public hearing; *Watterson* seconded; **Passed 7, 0.**

No Public Comment.

Parker motioned to close the public hearing; *Watterson* seconded; **Passed 7, 0.**

#3 Advanced Shoring 2023 Use Permit 2nd Amendment

Nelson reviewed the staff report for the Advanced Shoring 2023 Use Permit 2nd Amendment.

Staff and **Commissioners** discussed if a fence will be required.

Parker motioned to approve the Advanced Shoring 2023 Conditional Use Permit 2nd Amendment with the 12 conditions and 2 conclusions; *Rigby* seconded; **Passed 7, 0.**

#4 Amending Title 16 Subdivision Regulations

Nelson reviewed the new updates to Title 16 Subdivision Regulations.

Staff and **Commissioners** discussed how disputed boundaries can affect development.

Nelson reviewed changes suggested by the Utah League of Cities, by the public works department, and needed changes to comply with state code.

Staff and **Commissioners** discussed the appeals process.

Nelson continued reviewing the needs updates to comply with state code.

Parker motioned to recommend to the County Council the amended Title 16 subdivision regulations; *Watterson* seconded; **Passed 7, 0.**

Nelson reminded the Commissioners about the Cache Summit coming up that would also count towards the education hours required. The County also received grant money to help with the Housing Crisis Task Force and publicity for that.

Adjourned.