



Planning Commission Minutes

6 April 2023

<u>Item</u>	<u>Page</u>
<u>Consent Items</u>	
1. LaRon Falslev Subdivision	2
2. Henry’s Heights Subdivision	2
3. Old Canyon Subdivision	2
<u>Regular Action Items</u>	
4. Cherry Peak Ski Area Conditional Use Permit Amendment	2
5. Clair Anderson Rezone	2
6. UT1 Beaver Mountain Tower Conditional Use Permit	3
7. Dog Boarding Project Conditional Use Permit	3

Present: Angie Zetterquist, Tim Watkins, Jason Watterson, Chris Sands, Nate Daugs, Lane Parker, Nolan Gunnell, Dirk Anderson, Megan Izatt

Start Time: 05:31:00

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

05:32:00

Agenda and Minutes

Parker** motioned to approved the agenda and the minutes from March 2, 2023; **Watterson** seconded; **Passed 4, 0.

05:33:00

Consent Items

#1 LaRon Falslev Subdivision

#2 Henry's Heights Subdivision

#3 Old Canyon Subdivision

Watterson** motioned to approve the 3 consent agenda items; **Parker** seconded; **Passed 4, 0.

05:34:00

Regular Action Items

#4 Cherry Peak Ski Area Conditional Use Permit Amendment

Zetterquist reviewed the staff report for the Cherry Peak Ski Area Conditional Use Permit Amendment.

Anderson commented that staff is still willing to work with Cherry Peak Ski Area to achieve their goals while following their current CUP conditions and meet County standards.

Commissioners discussed possible denial of the amendment due to the applicant not being able to answer questions raised at the previous meeting in October.

Parker** motioned to deny the Cherry Peak Ski Area Conditional Use Permit Amendment based on the six findings of facts; **Watterson** seconded; **Passed 4, 0.

05:41:00

#5 Clair Anderson Rezone

Zetterquist reviewed the staff report for the Clair Anderson Rezone.

Sands motioned to recommend denial to the County Council for the Clair Anderson Rezone based on the three conclusions; *Parker* seconded; **Passed 4, 0.**

05:44:00

#6 UT1 Beaver Mountain Tower Conditional Use Permit

Zetterquist reviewed the staff report for the UT1 Beaver Mountain Tower Conditional Use Permit.

Commissioners discussed the location and the height of the tower.

Troy Benson commented as the representative for Verizon Wireless and needing 60 feet for line of sight needs and possible co-location of other carriers.

Daugs asked about the coverage area.

Mr. Benson commented that in more rural areas, like this, possible 2 miles.

Staff and **Commissioners** discussed adding more towers in the canyon.

Sands motioned to approve the UT1 Beaver Mountain Tower Conditional Use Permit based on the 8 conditions and 4 conclusions; *Watterson* seconded; **Passed 4, 0.**

05:54:00

#7 Dog Boarding Project Conditional Use Permit

Zetterquist reviewed the staff report for a Dog Board Project Conditional Use Permit.

Watkins reviewed the site map of the property.

Ekaterina Brusko commented on wanting to run a small boarding and training kennel without a lot of noise and disturbance to the surrounding area, the location of the building from the property line, and asked about using recycled asphalt for the entrance of the property.

Watkins reviewed the road requirement.

Ms. Brusko asked about the detailed site plan versus a survey.

Zetterquist reviewed what a site plan is.

Ms. Brusko asked about the location of the building and the setback requirement.

Sands suggested she look into the variance request for the setback requirement.

Watterson motioned to approve the Dog Boarding Project Conditional Use Permit with the 10 conditions and 2 conclusions; *Sands* seconded; **Passed 4, 0.**

06:19:00

Watkins informed the Commissioners about the joint meeting between the Commission and the County Council.

Anderson reviewed the topics to be discussed at the meeting.

06:31:00

Adjourned