

## **MINUTES**

### **Eastern Summit County Planning Commission**

REGULAR MEETING  
THURSDAY, APRIL 18, 2019  
SUMMIT COUNTY COURTHOUSE  
COUNCIL CHAMBERS  
60 NORTH MAIN STREET  
COALVILLE, UT 84017

#### **COMMISSIONERS PRESENT:**

Don Sargent  
Bill Wilde  
Amy Rydalch

Marion Wheaton  
Clint Benson

Regrets: Rich Sonntag, Tom Clyde

#### **STAFF PRESENT:**

Helen Strachan – *County Attorney*  
Amir Caus – *County Planner*  
Peter Barnes – *Planning and Zoning  
Administrator*

Ray Milliner – *Principal Planner*  
Katy Staley – *Secretary*  
Pat Putt – *Community Development  
Director*

#### **REGULAR SESSION**

**Vice Chair Sargent** called the meeting of the Eastern Summit County Planning Commission to order at 6:00 PM.

- 1. Pledge of Allegiance**
- 2. Public input for items not on the agenda or pending applications.**

*There was no public comment.*

- 3. Public hearing and possible action the proposed Weber Meadows Plat Amendment; 1260 W Hobson Lane, Summit County, UT; Lance Rees, applicant.** – *Amir Caus, County Planner III*

**Commissioner Sargent** recused himself from this item as the applicant is his son-in-law.

**Commissioner Wheaton** made a motion to elect Commissioner Wilde as the Chair pro tem for this item.

- **MOTION CARRIED (4-0)**

**Planner Caus** shared the background. The Subdivision entails two lots and a remnant parcel for NS-462. The applicant is requesting an accessory building which is not able to meet setback requirements. The applicant is requesting a lot line adjustment that will bring the lot further into compliance and allow the accessory building to meet all setback requirements. All future requirements will need to be met. There are two access points to the remainder parcel from the existing road. Staff recommends approval as per the Staff Report. The exterior of the subdivision boundaries is changing, which requires approval from the Planning Commission.

*The Public Hearing was opened. No comment was made and the Public Hearing was closed.*

The remainder parcel has 30-foot wide sections that wrap around the outside of the parcel that would be large enough for a future easement.

**Findings of Fact:**

1. Weber Meadows Subdivision was recorded in 2014.
2. Weber Meadows Subdivision consists of two development parcels and a remainder parcel outside of the platted subdivision which was considered a Lot of Record or a Legally Created Lot under the Eastern Summit County Development Code.
3. The subdivision consists of a single-family residence on Lot 1 and the rest of the property is used as a goat farm consists which provides milk for Stone River Goat Milk Soap.
4. McKenna and Lance Rees are the owners of record of Parcels WMEAD-1 (2.76 acres) and WMEAD-2 (2.00 acres)
5. Raymond and Lance Rees are the owners of record of Remainder Parcel NS-462 (65.74 acres).
6. The applicant is requesting to adjust lot lines and parcel boundary lines that would result in an increase of Lot 1 from 2.76 acres to 6.00 acres, readjustment of Lot 2 boundaries with no net change of 2.00 acres, and the adjustment of size and boundaries of Remnant Parcel NS-462 which would be decreased from 65.74 acres to 62.5 acres.

7. The purpose for the Plat Amendment request is to accommodate for an accessory structure on Lot 1.
8. 50%-75% of the accessory structure will be used for agricultural business purposes.
9. Due to the road and stream setback constraints, it is not possible to meet the required setbacks.
10. The adjusted boundaries would allow for road and stream setbacks to be met.
11. Lot 2 boundaries are being adjusted to accommodate future development that can meet the required setback requirements and are further away from Weber River.
12. The proposed Plat Amendment is legally described as "Weber Meadows Subdivision Amended."
13. The proposed Plat Amendment will result in adjustment of parcel boundary lines for the Weber Meadows Subdivision, as outlined in Exhibit C of this Staff Report.
14. Staff has reviewed the plats for compliance with applicable Development Code standards.

**Conclusions of Law:**

1. There is good cause for this Plat Amendment.
2. The proposed Plat Amendment will not result in additional density.

**Conditions of Approval:**

1. All service provider requirements shall be met

***Commissioner Rydalch made a motion to approve the Weber Meadows plat amendment according to the Findings of Fact, Conclusions of Law and Condition of Approval found in the Staff Report. Commissioner Wheaton seconded the motion.***

- **MOTION CARRIED (4-0)**

**4. \*\*\*This item has been moved to May 16, 2019\*\*\* Public hearing and possible action regarding the proposed Camp Oakley Conditional Use Permit Amendment:**

**Mile 4.7, Weber Canyon, Summit County, UT; Paul Feser, applicant. – Amir Caus.**

**County Planner III**

**Work Session**

**1. Discussion regarding possible Code Amendments to create a Junk Ordinance and to modify existing requirements for a Contractor's yard** - *Ray Milliner, Principal Planner*

**Planner Milliner** shared the background for this discussion. There have been complaints of junk in yards. It is difficult to enforce and interpret junk complaints in agricultural areas. The Planning Commission is being asked for direction for a new junk ordinance for Eastern Summit County. There are different options available, including an agricultural exemption or only enforcing removal of certain materials. Snyderville Basin has a current junk ordinance that could be adopted for the County. There is an enforcement officer that works with the East side to talk to people about removing junk. The Health Department is reluctant to enforce junk removal unless there is a serious health issue.

The main complaints range from one instance where people are living in squalor with junk cars, burned out buildings and garbage all over the property (the Health Department is involved since the sewer is going into the river), with other complaints about piles of junk in yards and junk cars.

**Commissioner Wheaton** stated that a junk ordinance would be appropriate for health reasons, to prevent fire hazards and for aesthetics. Even rotten and moldy hay could be considered under a junk ordinance.

**Commissioner Benson** stated there is a need to protect the water. Ranchers will have old fence posts and other items laying around. There needs to be something in place to promote cleanup.

**Commissioner Rydalch** stated there is a responsibility to have a junk ordinance to help protect property values. There should be exemptions for farm equipment and agricultural purposes.

**Commissioner Wilde** stated there should be a junk ordinance but it should not copy Snyderville Basin's. It could be a long process to create a junk ordinance and it could be helpful to talk to Wasatch County and St. George for implementation ideas. A committee should be formed to get ideas of resources available for clean-up. Some suggestions could include a dumpster for steel, options for car removal, and a free period for the landfill.

**Commissioner Sargent** stated that there needs to be sensitivity to property rights used in this process. The definition of agriculture needs to be clear and included in the ordinance.

**Planner Milliner** will continue work on a junk ordinance and bring it back to the Planning Commission at a later date.

There was discussion about contractor's yards, which are allowed as a conditional use in most zones. There is concern that a contractor's yard is an industrial use but could be located in a residential area. **Planner Milliner** asked if changes should be made to the use of a contractor's yard and what zones they are allowed in. Should more criteria be included for the use?

**Commissioner Sargent** stated that the challenge with a Conditional Use Permit (CUP) is that the use is allowed. There should be standards and performance criteria associated with the use to prevent any negative impacts to the adjacent landowners. Some zoning districts would be more appropriate than others for a contractor's yard. It would be beneficial to look at the zoning map to help determine what zones are appropriate for the

use. There needs to be specific requirements to mitigate the impacts. It would be beneficial to have a contractor's input. There should also be a periodic review of contractor's yard CUPs to ensure compliance.

**Commissioner Wheaton** stated that a contractor's yard is not appropriate for all zones. With the recent approval of a CUP for a contractor's yard, there were definitely public concerns. There needs to be a change in what zones allow a contractor's yard.

### **Director's Items**

The CUP application for Camp Oakley has been moved to May 16 and is currently the only item scheduled for that date. May 2<sup>nd</sup> will be the Promontory site visit at 4:30pm with a discussion following about the home size revisions for the Promontory Development Agreement. There will also be a discussion about updating the Code.

Brown's Canyon has had additional investigations done by DEQ (Division of Environmental Quality) and the Health Department. Expectations and guidelines for burning and materials were shared and testing is being done.

***At 7:04 p.m. Commissioner Wilde made a motion to adjourn.***

- **MOTION CARRIED (5-0)**



---

**Approval Signature**