Present: Chair Jill Jacobson, Co-Chair Kevin Cannon, Commissioner Lorraine Flygare, Commissioner Shauna Bushman, Commissioner Trent Handsaker, City Planner Marcy Burrell, City Engineer Scott Kettle and Planning Secretary Susan Moses

Other Present: Amy Price, Trilby Cox, Jeff Jacobson, Harley Jackson, Greg Ries, Jeff McNeil, Bill Crystal, Angela Georgie, Mont Lundgreen, Stacy Lundgreen, Mike Johnston, Trent Martinez, Tom Grose, Kern Jackson, Kenny Jackson

Call Meeting to Order:
Chair Jacobson called meeting to order at 7:05 p.m.

Public Hearing with Possible Action:
Code Text Amendment for Development Code, Codification Title 17 Subdivision and 18.60 -18.155, Division III Review Procedures and Division IV. Development Regulations.

Planner Burrell reminded the Planning Commission the City Council has a deadline of May 31st to complete this process and this is the last section we have to review. Burrell stated one of the issues that has risen is there is so much information to go through, Burrell assured the Planning Commission we will go back through the code.

Commissioner Bushman commented she has gone through this and she has gone out to the internet to different Cities because this code is not clear or makes sense and it is not in an orderly fashion. Bushman stated she deals with code and law and regulations every day. Bushman stated she has made a draft of code language for the land use section which she think should be separate from all of this as it is in many other Cities. Bushman stated she combined all of the land use sections into one part and drafted some language that seems more in line with our City and the survey that come out. Bushman commented the language in our code is hard to understand.

Planner Burrell reminded the codes we are looking at are currently the Cities Codes. We need to go through the codes that are presented now and then we can go back and look at that.

Chair Jacobson asked if the Mayor wanted this done by a certain amount of time or is it state law. Engineer Kettle explained when the City Council did a resolution to look at the code, they gave 6 months to make changes and if someone comes in with an application during the 6 months they will have to apply to the changes made. If no changes are made they will follow the old codes.

Commissioner Handsaker asked if after the 6 months we can still make changes. Planner Burrell answered yes, the code is like a living breathing document and this is something that has to evolve, we can make changes at any time.
Engineer Kettle explained what the codifications does is take our Development Code and the Ordinances that have not been put into our Code or that are so old they are not in our code but still apply because we have ordinances that say they apply, so what we are trying to do is get the fluff out and have everything in one book and they we can go back and go through the book and make changes and recommendations to the City Council.

Commissioner Bushman suggested making a motion to accept what we have here on the conditions we know it will change and that we will go through in fine detail the Land Use and Development ordinance.

Chair Jacobson made the motion to accept what was in our packet tonight with the stipulation that in the future we have the opportunity to go through it with a fine tooth comb and make changes. Commissioner Cannon seconded the motion. Motioned passed unanimously.

Jeff McNeil cautioned the Planning Commission to read it and approve it kind of thing. It is too important to land owners to have arbitrary changes made without a full public hearing and discussion on it. By making some of the changes that you have already proposed you change land values and you change property rights. Those should be sacred and protected by government and not controlled.

Commissioner Bushman suggested they accept this tonight and in one month we review the draft Land Use and Development Code changes. Planner Burrell asked if they wanted to restrict their selves to one month. Commissioner Bushman stated she had most of it done. Chair Jacobson suggested give us a longer time period. Chair Jacobson explained our intent is to go through and make the zoning changes so they are clear.

Public Hearing with possible action:
   a) Zone Amendment
   b) CUP for Kennel applicant Harley Jackson (1735 Hallam Rd.)

Chair Jacobson explained this parcel of land does not qualify to be rezoned into AG-1 so it will not be a zone amendment, but it is an application for a CUP for a kennel.

Harley Jackson explained his plan was to make a modest kennel to house his working bird dogs that already live on his property. Jackson stated he will also improve his property. Jackson stated he exercises his dogs every day.

Chair Jacobson asked how many dogs do you have. Harley Jackson answered maximum of 10 and they are all my dogs, this is not a commercial situation. These are my working dogs, it is not a puppy mill, it will not be for any other dogs to reside or lodge.

Commissioner Bushman asked if we had a noise ordinance about barking dogs. Planner Burrell answered she did not think so but would look into that.
Commissioner Cannon asked what the average age is. Harley Jackson answered he has 2 puppies and he has a dog that is 15. Jackson explained he guilds bird hunting and you have to have a certain number of dogs, you have old dogs and young dogs being trained, they are working dogs. The dogs like to run and then go rest, they run between 15 to 50 miles in a day.

Chair Jacobson asked if he took his dogs mostly to Victory Ranch. Harley Jackson answered he takes them there quite a bit it is easy access for him, but he also exercises and trains his dogs in a lot of different places.

Chair Jacobson asked if Victory Ranch would allow him to have a kennel for his dogs. Harley Jackson answered possible but he likes to have them in his control so he can look after them and it is easier for him to have them at his home.

Commissioner Bushman asked this permit is for the structure only and not for a kennel business. Harley Jackson answered yes; it is just a kennel for my dogs.

Commissioner Flygare asked what he is putting on the wall to help stop the noise. Harley Jackson answered sound board will be put in the structure and a fence around his yard along with shrubs and trees to help reduce the noise.

Commissioner Jacobson commented it is great that you are putting landscaping in and a nice facility for the dogs. Jacobson asked does the improvement of the property include moving your trailer. Harley Jackson answered yes.

Public Hearing

Jeff Jacobson commented he lives in Summit Haven and when he drives in there he does not want to see an eye sore or hear obnoxious noise. Jacobson asked what do you plan to do, how you plan to do it, and what is the time to have completion. How is the City going to monitor, and you need to adhere to what is agreed upon by the Planning Commission and City Council. Chair Jacobson explained the Planning Commission did have a drawing and layout of the plan. Harley Jackson stated he wanted to get it done as soon as possible and would comply with the city.

Commissioner Flygare commented there are outside rooms for the dogs asked if he let them in at night. Harley Jackson answered they go in at night, they sleep in their kennels, they like it in there.

Jeff Jacobson commented he wants harmony and preservation of his neighborhood.

Trilby Cox stated she lives in Summit Haven and there is a small parcel of property between herself and Mr. Jackson and we have live in our house for 3 years and had this not come about and had we not gotten to know our neighbors we would not have known he had more than 2 dog. Cox stated with having our bedroom windows open we rarely hear the dogs. I hear all of the dogs bark in our neighborhood, there are dogs that are left home all day and bark insistently that are not part of this house hold/ business. Cox stated she stands in favor of Mr. Jackson and his
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kennel, the only thing she ask for is not having a giant structure for 100 dogs, 10 dogs seems reasonable.

Commissioner Cannon asked currently how big are the kennels for your dogs. Harley Jackson answered they are the biggest one you can buy at petco. Cannon asked could the kennels be bigger than 4 feet. Harley Jackson asked if he was concerned about the amount of room the dogs will have. Cannon answered yes. Jackson explained the dogs will have access to their runs, also when his dogs sleep they roll up into a ball. The biggest dog is 50 pounds and he has one of the bigger kennels.

Chair Jacobson asked what the dimension from the back of the kennel to the back of the property is. Found it in the staff report it is 30 feet.

Greg Reis stated he has lived in Wild Willow for 10 years and he runs and walks his dogs by Mr. Jackson’s house and had no idea he had 9 dogs on his property. Never had any issues going by Mr. Jackson house.

Stacy Lundgreen asked how does the City monitor if he has 11 dogs versus 40, and if he sales the house does the permit go with him or stay with the next owner. Harley Jackson explained if he is approved for the CUP he then has to get a kennel license from the County and they monitor that, they keep track of how many dogs he has. Planner Burrell stated the CUP goes with Harley Jackson; it does not go with the land.

Jill Jacobson asked how long will this take to complete. Harley Jackson answered a month.

Commissioner Flygare asked what do you planned for your landscaping. Harley Jackson answered cedar plank fence, plant a garden, re-sod the back yard, sound barrier brush around the fence.

Jill Jacobson asked if the fence would be 6 feet. Harley Jackson answered yes.

Commissioner Cannon made a motion to approve the Conditional Use Permit for Harley Jackson with a maximum of 10 dogs and a time frame of 10 months to have completed including cedar fence, landscape, and soundboards. That the dogs are not for commercial sale and he will not violate the noise ordinance. Commissioner Flygare seconded the motion. Motioned passed unanimously.

Public Hearing with possible action:

CUP for accessory apartment above garage, applicant Trent Martinez
(2907 S. 1000 E.)

Planner Burrell read staff report.

Trent Martinez stated we want to build an out building with an apartment on top that his brother-in-law can live in while he builds the house and when he moves into the house the apartment will be for family when they come to visit.
Public Hearing

Question asked, why separate water and sewer hook-ups. Engineer Kettle answered that is what the City Council put in the Code a long time ago.

*Commissioner Bushman motioned to approve the CUP for an accessory apartment. Commissioner Handsaker seconded the motion. Motion passed unanimously.*

**CL McNeil Concept Minor 1 lot Subdivision (parcel #FT-6-7-8-21, Foothill)**
Applicant Jeff McNeil

Planner Burrell read staff report.

Engineer Kettle stated it will end-up being a 2 lot subdivision. Kettle explained about the little square that the Francis City sewer lift station is on; and when we do this plat we will make that another lot and dedicate it to the town. Kettle explained the 60 foot road will be an easement, they are not dedicating that now: it is for in the future.

Commissioner Flygare asked Jeff McNeil if he had water and what kind. Jeff McNeil answered yes and it was South Kamas.

**Public Hearing**

No Public Comments

*Commissioner Bushman motioned to move the CL McNeil Concept Plan forward. Commissioner Handsaker seconded the motion. Motion passed unanimously.*

**Circle C. Concept Minor 2 lot Subdivision (parcel #4TS-2, on 1000 E.)**
Applicant Bill Crystal

Planner Burrell read the staff report.

**Public Hearing**

No Public Comments

*Commissioner Handsaker motioned to approve the Circle C Concept Minor 2 lot Subdivision. Commissioner Flygare seconded the motion. Motion passed unanimously.*

**Planner Update**

Planner Burrell stated the Rockhill application for an accessory apartment was table at the applicant’s request.

Planner Burrell reminded the Planning Commission of Arbor Day May 21st.
Planner Burrell reminded the Planning Commission of the open house for the Commercial Design Visual Preference Survey on May 24th.

Approval of minutes, March 17, 2016

*Commissioner Handsaker motioned to approve the March 17, 2016 minutes. Commissioner Cannon seconded the motion passed unanimously.*

Adjourn

*Chair Jacobson motioned to adjourn. Commissioner Cannon seconded the motion. Motion passed unanimously. Meeting adjourned at 8:05 p.m.*

The content of the minutes is not intended, nor are they submitted as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

*These minutes were__X_____approved as presented. _______ Approved as amended at the meeting held on June 16, 2016.*