

MINUTES
EASTERN SUMMIT COUNTY PLANNING COMMISSION

REGULAR MEETING
THURSDAY, APRIL 21, 2016
SUMMIT COUNTY COURTHOUSE
60 NORTH MAIN
COALVILLE, UTAH

COMMISSIONERS PRESENT:

Douglas Clyde, *Vice- Chair*
Ken Henrie

Chris Ure
Louise Willoughby

Regrets: Tonja Hanson, Rich Sonntag, Sean Wharton

STAFF PRESENT:

Peter Barnes – *Planning and Zoning Administrator*
Sean Lewis – *County Planner*
Patrick Putt – *Community Development Director*

Helen Strachan – *County Attorney*
Kathy Lewis – *Secretary*

Commission Vice-Chair Doug Clyde called the regular meeting of the Eastern Summit County Planning Commission to order at 6:00 PM.

REGULAR SESSION

1. Pledge of Allegiance

2. General public input

The general public input session for items not on the agenda was opened. There were no comments made and the public input session was closed.

3. Public hearing and possible action regarding an Amendment to the existing R & K Hunting conditional Use Permit; 1955 South Fork Road, Coalville, Parcel CMRS-1-AM; Daniel Richins, applicant – *Sean Lewis, County Planner*

County Planner Lewis said this application is for an amendment to a conditional use permit (CUP) granted by this body in 2012 for a hunting operation and guest lodge. Per the terms of the CUP, any new structures need to come before the Planning Department.

Mr. Richins is asking to construct a new 1,500 square foot structure as an accessory building that will be used as a multi-purpose room. Under the Eastern Summit County Development Code, anything under 2,000 square feet is an allowed use. In this instance, the Planning Department thought it was important this come before the Commission. The CUP standards require that any expansion of square footage requires an amendment to the CUP.

Staff has no issues with this application. It is a large room with some cabinets, a stove, water, and a restroom. The restroom will attach to the existing septic. Staff recommends approval per the Findings of Facts, Conclusions of Law, and Conditions of Approval as outlined in the Staff Report.

Planner Lewis pointed out that one condition of approval is that the multi-purpose building will not be used to house guests overnight. It is not being constructed to that development standard. Vice-Chair Clyde asked Planner Lewis to clarify what that means. Planner Lewis said it means they don't anticipate people sleeping there in sleeping bags. They can dance or have parties in the building; they just can't sleep in it.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Henrie said he is curious what the requirements are for food preparation. The applicant, Mr. Richins, said when people have their family parties, they bring their own food. There is a fridge they can store the food in. Frequently, catering takes place.

Planner Lewis said this is not being billed as a commercial or a regular kitchen, but a warming kitchen. The health department has reviewed this application and has made no comment.

Commissioner Henrie said he has not seen any plans for fire protection as far as sprinkling or defensible space. Planner Lewis said this will be covered with the building permit application. Vice-Chair Clyde asked if this is located within the wildland interface zone. Planner Lewis said the building permit application will be reviewed by the fire marshal. Michael Brown, the co-applicant, said the building will be about 205 feet off the County road. It wouldn't fall in this zone.

The public hearing was opened.

Jeremy Boyer said he is the adjacent landowner. He has no problem with the structure being built there.

Colby Pace said this property was part of his family's ranch. He has no issues or complaints. They do a good job.

The public hearing was closed.

Commissioner Ure made the motion, which was seconded by Commissioner Willoughby, to approve the amendment to the conditional use permit for R & K Hunting with the following:

FINDINGS OF FACT:

- 1. Chalk Creek Lodge LLC is the listed fee title owner of Parcel CMRS-1-AM.***
- 2. Parcel CMRS-1-AM is 147.25 acres in size.***
- 3. Parcel CMRS-1-AM is located at 1955 S. Fork Road.***
- 4. Parcel CMRS-1-AM is located in the Agricultural Grazing-100 zoning district.***

5. *The Eastern Summit County Planning Commission voted to approve a Conditional Use Permit for the use of parcel CMRS-1-AM as a “Guest ranch or lodge intended to attract visitors/patrons on a daily basis or an extended stay” on February 15, 2012. Staff issued the Conditional Use Permit via a letter dated March 7, 2012.*
6. *The applicant proposes to amend the Conditional Use Permit to allow for construction of 42’ x 38’ (1,536 square feet) single room multi-purpose building. The applicant has indicated that the building will be used to hold activities/ meetings for groups who are staying on site.*
7. *Section 11-4-14 of the Eastern Summit County Development Code requires that any proposal that increases the square footage of an approved CUP is considered a “Major Amendment” and is processed using the Conditional Use review process.*
8. *Condition #3 of the Conditional Use Permit issued in 2012 states, “if any new structures are planned, the Planning Division will be notified to determine if Building Permits should be required for the new proposed structures.”*
9. *The applicant has indicated to Staff that the facility is not intended to increase the number of available beds at the ranch.*

CONCLUSIONS OF LAW:

1. *The proposed multi-purpose structure is consistent in scope to other accessory buildings within the zone and is consistent with the type of facility one could expect to be found at a guest ranch.*
2. *The addition of a structure of this size will not cause impact to existing agriculture operations; will not significantly increase the culinary water needs or the ability of the wastewater system to function in an efficient manner; nor will the structure require upgrades or improvements to existing County infrastructure.*

Conditions of Approval:

1. *This permit is for parcel CMRS-1-AM as a primary base. The applicant is responsible to amend this permit to include any parcels on which guest ranch activities take place for more than 14 days out of a calendar year.*

2. *All service provider requirements shall be met prior to issuance of this CUP.*
3. *If any new structures are planned, the Planning Division will be notified to determine if building permits should be required for the newly proposed structures.*
4. *The multi-purpose accessory building will not be used to house guests overnight.*

- **MOTION CARRIED (4 – 0)**

10. Approval of Minutes

February 18, 2016

Commissioner Ure made a motion, which was seconded by Commissioner Willoughby, to approve the minutes as corrected. All voted in favor.

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

DIRECTOR ITEMS

Community Development Director Putt said on April 27th, the County Council will be holding a work session on chapters three and four. They want to review these chapters before they consider the map. He will let the Commission know the time as soon as it is established.

This meeting is being posted that there may be a quorum of the Planning Commission present. That way, the entire Commission is welcomed and encouraged to attend if possible, but it is not mandatory. After this meeting, they might know when the public hearings will be held on these chapters.

Vice-Chair Clyde asked if the Council is expecting to have a dialogue with the Planning Commission. Director Putt said it hasn't been scheduled as a joint meeting. If they have questions, they may request feedback from them. The time of this meeting will be sent to the Commission by email.

The agenda for the May 5th meeting was reviewed.

ADJOURN

At 6:20 p.m. Commissioner Henrie made the motion which was seconded by Commissioner Ure to adjourn. All voted in favor.

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

A handwritten signature in black ink, consisting of several loops and curves, positioned above a horizontal line.

Approval Signature