

MINUTES

Eastern Summit County Planning Commission

REGULAR MEETING
THURSDAY, JANUARY 7, 2021
ELECTRONICALLY, VIA ZOOM

COMMISSIONERS PRESENT:

Marion Wheaton
Bill Wilde
Rich Sonntag
Clint Benson

Don Sargent
Amy Rydalch
Tom Clyde

STAFF PRESENT:

Pat Putt- *Community Development
Director*
Philip Bartholomew – *IT*
Peter Barnes – *Director of Planning and
Zoning and Design*

Katy Staley-*Secretary*
Helen Strachan-*County Attorney*
Ray Milliner-*Principal Planner*

REGULAR SESSION

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

1. Public input for items not on the agenda or pending applications.

The Public hearing was opened. No comment was made, and the Public hearing was closed.

2. Public hearing and possible action on amendments to the Chapter 11-6 of the Eastern Summit County Development Code to create regulations for the installation and placement of the Solar Arrays in Eastern Summit County - Ray Milliner, Principal Planner

Planner Milliner shared the background for this application. There was a Public Hearing for this item previously and the Planning Commission has provided feedback. Some changes were made based on that feedback. Purpose statements were added. A new category of Free-standing Solar Energy System was created. A Major System is to be used commercially, with requirements discussed. Roof-mounted Systems are allowed on

principle or accessory buildings. Definitions were included. Solar Energy Systems is the general term being used, rather than Arrays. Recommendations for which systems are allowed in which zones were discussed.

The Public hearing was opened.

Jan Perkins stated that she supports the changes that have been presented.

The Public hearing was closed.

Commissioner Benson stated he has heard there is a halo around some systems and asked if there should be a limit on the amount of glare allowed. **Planner Milliner** answered there is a requirement included that states any Solar Energy System must be situated to eliminate concentrated glare. There have not been any complaints to the county about glare from any existing Systems.

Commissioner Clyde shared some of his concerns that some of the enforcement wording is too vague and could be difficult to defend and enforce, including the definition of a Freestanding System in paragraph 5. Reflectivity is important, but how much is too much? There needs to be a better standard. Paragraph 7 discusses Major Systems and there needs to be clarification of when written confirmation is needed in the timeline. The capacity for Major Systems needs to be defined. Accessory buildings need to be allowed to have Roof-mounted Systems to receive solar energy. Do the effects to Green Belt-like pivot corners need to be addressed? The use of pivot corners in Green Belt should be encouraged, as

Solar Energy Systems are compatible with agricultural use and do not disqualify Green Belt.

Screening from adjacent public roadways should be required.

Chair Sargent stated that harmonizing language should be deleted.

Commissioner Sonntag asked if it is necessary for Major Systems to connect to a grid.

Commissioner Clyde stated there needs to be proof that a utility will buy the power if the Major System is connecting to the grid. **Commissioner Wilde** stated that a Major System should not be forced to sell to a power company.

Commissioner Wheaton stated that a Major System can apply for a Conditional Use Permit (CUP) and asked if the areas where the CUP would be appropriate should be identified. **Planner Milliner** answered that the appropriate areas for a CUP for Major Systems would be addressed by zoning. **Commissioner Clyde** stated the concern is valid for highly visible areas. **Chair Sargent** stated that through the Conditional Use process if a condition cannot be made to address the impact, then the CUP cannot be approved.

Screening should be defined better.

Commissioner Clyde suggested there be a size limitation on acreage for a Major System.

Planner Milliner stated that an MPD (Master Planned Development) could be required and include compatibility requirements. **Commissioner Sonntag** suggested a rezone to Light Industrial could be required for selling a Major System. **Commissioner Clyde** suggested a newly created Solar Overlay Zone.

The Solar Energy System amendments discussion is Continued to a future meeting for revision to the Ordinance based on the discussion tonight.

3. **This item will not be heard and will be rescheduled for a future meeting Public Hearing and possible action regarding the Promontory Clubhouse Villas, Final Subdivision Plat (18 units), located in the Promontory Development; Parcel SS-25; Shawn Potter, Applicant. – Amir Caus, AICP, County Planner**

WORK SESSION

1. Discussion Regarding the Eastern Summit County General Plan Amendments – Ray Milliner, Principal Planner

Planner Milliner shared the background for this discussion. There was a brief discussion in December about General Plan Amendments and the Planning Commission was asked to read the General Plan to be ready to discuss possible changes.

Director Putt stated the Planning Commission is not being asked to itemize changes chapter by chapter but should be looking at a first cut of priorities. There will be a meeting with the County Council on January 20th to discuss the Planning Commission's Work Plan, which includes a General Plan review and Code Amendments.

Commissioner Rydalch stated there should be more discussion about housing needs and transportation and infrastructure. Agribusiness and tourism should be encouraged.

Commissioner Wheaton read the Snyderville Basin General Plan for comparison and liked the more specific language. The Eastern Summit County General Plan should include more specific sustainability language, with a separate chapter for sustainability goals. Climate mitigation should also be included. Municipalities working together should be encouraged. There needs to be a greater public purpose with more global thinking. Transportation connectivity and protection of property values should also be addressed.

Commissioner Wilde stated his priorities are environmental quality, specifically water quality issues, and housing. The housing issues that occurred with Promontory need to be fixed.

Commissioner Clyde stated that infrastructure is a big priority. The lack of sewage treatment is insurmountable in housing. A plan needs to be developed for expanding infrastructure while recognizing that expanded infrastructure is growth-inducing. Historic preservation and adaptive reuse are needed. An inventory of historic buildings should be created. TDR (Transfer of Development Rights) language should be removed. Weed control and nuclear waste are not General Plan items.

Commissioner Benson stated that there needs to be an infrastructure plan with the same level of detail that is in the Snyderville Basin General Plan. The County needs to work with property owners to preserve agriculture as a viable industry.

Commissioner Sonntag stated that sustainability with a focus on economic sustainability accommodates responsible growth. A Land Use Map may be used in overlay areas. Different types of growth need to be accommodated, including infrastructure. Public infrastructure districts could be encouraged.

Chair Sargent stated that the General Plan speaks of maintaining the rural small-town character. This character needs to be enhanced while still maintaining responsible growth through rural design principles. On-site and off-site employee housing should be required in any major development, with incentives for additional accessory dwelling units.

Commissioner Sonntag stated that a multi-family zone is needed for affordable housing.

Director Putt stated that the Planning Commission has provided a good list. The Planning Commission can look at the Mission Statement and Vision on January 21st. Staff will put together a work program chart to work off and share with the County Council on January 20th. The Code provisions need to be prioritized. Jeff Jones can be brought in to discuss housing.

Director Items

Director Putt stated the meeting on January 21st will include campground Code amendments discussion. It is not ideal to have Public Hearing for Cedar Crest on January 21st, so a special meeting was scheduled for January 28th to have the Cedar Crest Public Hearing. Social Media will be utilized, and postcards will be sent to notify the public about the special meeting. It is best to have the Cedar Crest Public Hearing on an agenda by itself.

ADJOURN

At 7:04 p.m. Commissioners Wilde and Sonntag made the motion to adjourn the meeting.

- **MOTION CARRIED (7-0)**



Approval Signature