

Planning & Zoning Commission Meeting
County Administrative Offices, Duchesne, Utah
September 5, 2007 - 5:00 p.m.

In Attendance were:

Chris Peatross, Planning Commission Chairman
Leon Sweat, Planning Commission
Dean Brough, Planning Commission
Shelly Fabrizio, Planning Commission
Kent Olsen, Planning Commission
Randy Mair, Planning Commission
Dean Burton, Planning Commission
Mike Hyde, Community Development Administrator
Laraine Dickinson, Planning Secretary

Visitors:

Agenda Item

Scott Hacking (Tri-County Health Department)	
Renee Howes	Moondance Ranch
Tom Repass	
Chad Chance	
Lee Moon	
Kelly McCarthy	
Mike Smart	Rezone Roosevelt Height
John Swasey	John Swasey Subdivision
George Swasey	
Ed Bench	

Chairman Peatross called the meeting to order at 5:00 P.M.

Chairman Peatross asked if any of the Commission had any contact or dealings with any of the Public Hearings? No one had except for Commissioner Sweat stated that he had with Mr. Swasey with professional dealing with water issues concerning the Red Creek Irrigation Company and if anyone feels that I should recuse myself I will. Chairman Peatross asked if Commissioner Sweat had any dealings with this particular issue and Commissioner Sweat stated no. Mr. Hyde asked if he felt he could vote on this with a fair and unbiased manner and Commissioner Sweat stated that he could. Mr. Swasey had no objections to Mr. Sweat voting on his proposal.

PUBLIC HEARINGS:

A. Request by Utah Ranches LLC for approval of the Moondance Ranch Subdivision, Phase 1, 48 lots located on 2,065.19 acres of land in the Antelope and Sowers Canyon area, southwest of Bridgeland (Sections 35 & 36 of Township 4 South, Range 4 West and Sections 1-3, 6-7 and 11-12 of Township 5 South, Range 4 West).

1. Preliminary Plat

Mr. Hyde stated that looking at map it should give some idea of where this property is located in relation to Duchesne City, Utah Mini Ranches and Silver Moon Ranches. Mr. Hyde stated that the applicant is proposing a recreation subdivision, consisting of 48 lots, ranging from 40 acres to 58.11 acres on 2,065.19 acres of located south of Bridgeland in the Antelope and Sowers Canyon areas. Phase 2 consists of 42 additional lots on 1,844.23 acres, which will tie into the Silver Moon Ranches.

Mr. Hyde stated that this would be a 40-acre plus development where no water is required, however county roads will be provided. Also addressing will not be required at this time due to the large lot sizes, so addressing would be done when a building permit is applied for and the county knows where the location of the driveway will be.

Mr. Hyde stated that a connection to a County B Road exists on the southeast side of the property, where it abuts the Sowers Canyon Road. Provisions for continuation of streets to serve adjoining areas are being made and there would be adequate road connections between Phase 1 and the proposed Phase 2. The roads would be graveled to county standards. Also, the developer would need to work with the County Road Department in the purchase and installation of street signs

Mr. Hyde stated that an approval letter dated August 8, 2007 had been received from Tri-County Health Department.

Mr. Hyde stated that all the necessary easements are shown, including a note on the plat that the land is subject to mineral leases, rights of ways, easements, corridor rights of ways, transmission line easements, pipeline easements, oil/gas location surface areas and trespass agreements that are on the property.

Mr. Hyde stated that there has been a bond in the amount of \$332,075.00 posted in the form of an Irrevocable Letter of Credit that would enable Final Plat approval.

Mr. Hyde stated that in regards to water, since each lot is at least 40 acres in size, water is not required but water can be hauled to the subdivision from the Duchesne City water station located near the county fairgrounds. A letter from Duchesne City verifying this water source has been provided.

Mr. Hyde stated that for storm water, ditches will be provided on both sides of the road to convey storm water to natural drainage courses and culverts will need to be put in

where deemed necessary by the Public Works Department. The road bond amount is based on the need for an average of three culverts per road mile.

Mr. Hyde stated that there is a new code that the county adopted in 2006 called the Wildland-Urban Interface Code, which the county needed to adopt to continue receiving State assistance with fighting wildfires. This code requires that there be a fire protection plan developed for this subdivision. Mr. Hyde stated that the applicants work with the Division of Forestry, Fire and State Lands to develop an acceptable plan, which was approved on August 28, 2007. This would be provided to property owners within the subdivision to help in the developing of their property to comply with this code to protect their investments since there is not going to be fire hydrants and no water source in the area.

Renee Howes appeared representing Utah Ranches LC and requested approval.

Chairman Peatross asked if there were any questions or comments. There were none, so Chairman Peatross closed the public hearing.

Commissioner Sweat motioned that the Planning Commission adopt the Findings of Fact and Conclusions set forth in this Staff Report and approve the preliminary plat of the Moondance Ranch Subdivision, Phase 1.

Commissioner Mair seconded that motion and it passed unanimously.

2. Recommendation to County Commissioners regarding Final Plat

Mr. Hyde referred to pages 3 and 4 of the staff report and stated that the first ten requirements had been met with the exception of the addressing, which the county prefers not to assign until a driveway location has been determined. In regards to #11, the roads are not completed but an Irrevocable Letter of Credit has been received, to #12 a public offering statement has been received and found acceptable and #13 a title report, dated July 19, 2007 had been received and used by the surveyor to note easements and exceptions to clear title on the plat.

Mr. Hyde stated that the Community Wildfire Protection Plan had been approved and had been accepted by the state on August 28, 2007.

Commissioner Sweat stated that on the final plat, lot 14 still shows that it is only 39.98 acres and Mr. Hyde stated that it had been corrected to be 40 acres on the final plat mylar.

Chairman Peatross asked if there were any specific comments in regards to the final plat?

Commissioner Olsen asked Mr. Hyde how the Community Wildfire Protection Plan works? Mr. Hyde stated it gives the property owners guidelines to protect their

investment when building so that in case of a wildfire a defensible space is provided and the property is maintained to reduce fuel loads.

Commissioner Sweat asked the developer on the final plat is states that there is a total of 49 lots and throughout the staff report it states that there are only 48 lots? Renee Howes representing Utah Ranch LLC stated that due to some problems lots 10 and 11 were combined.

Commissioner Burton stated that when purchasing a parcel of property the property owners would be made aware of the fire protection plan but would they also be made aware of any or all easements that would go through a particular lot? Mr. Hyde stated that there is a Note on the final plat indicating easements and right of ways etc. These will also appear in the title report.

Chairman Peatross stated that since there were no other comments the public hearing was closed.

Commissioner Brough motioned that the Planning Commission recommend to the county commission the adoption of the Findings of Fact and Conclusions set forth in this report and approval of the final plat of the Moondance Ranch Subdivision, Phase 1, subject to the following conditions:

1. When the final plat is submitted for recording, the subdivider shall provide the county with a disk containing the final plat drawing in an AutoCAD compatible format, such as dxf, dwg or shp.
2. Developer agrees that the roads and street signs shall be installed and approved prior to occupancy of any dwelling in Phase 1.

Commissioner Mair seconded that motion and it passed unanimously.

B. Request by Utah Ranches LLC for a Conditional Use Permit to operate a gravel pit and rock crusher to supply material for roads in the Moondance Ranch Subdivision (located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 4 South, Range 4 West in the Sowers Canyon area, southwest of Bridgeland).

Mr. Hyde stated that when the Utah Land & Ranches developed Silver Moon Ranch, the developers conducted their own gravel mining and rock-crushing operation to develop the roads in that area and that is what they are proposing here. Mr. Hyde stated that this would not be a long-term mining or rock crushing operation but would only be there temporarily to do the roads and as soon as the roads are finished the property would be reclaimed and sold as a recreational property.

Mr. Hyde stated that the criteria for a conditional use permit is:

1. The proposed location will not be unduly detrimental or injurious to property in the vicinity and will not be detrimental to the public health, safety or general welfare.

The zoning code contains a ¼ mile separation distance from residential units to mitigate the impacts of mining operation. In the case, the closest dwelling unit is a Moon Ranch employee unit located in Antelope Canyon about 2 miles to the northeast. Mr. Lee Moon stated that Mr. McCarthy's property, which is located in the Silver Moon Subdivision, could be a bit closer, but Mr. Hyde stated that at this time there is not a dwelling on that lot. So there are no nearby land uses that would experience detrimental impacts from the operation of the pit itself.

Since the rock being mined and crushed is exclusively for the purpose of constructing roads within the proposed subdivision, there would be no haul route impacts to property owners or the county road system.

2. The proposed use will be located and conducted in compliance with the goals and policies of the Duchesne County General Plan and the purposes of this ordinance.

Mr. Hyde stated that the County General Plan encourages this type of mining operation and in this case, the mining is a temporary situation for the purpose of one road construction project versus a long-term situation for commercial purposes.

3. That the property is of adequate size and dimensions to permit the conduct of the use in such a manner that would not be materially detrimental to adjoining and surrounding properties.

Mr. Hyde stated that the applicants have purchased approximately 3,900 acres of land for the proposed Moondance Ranch subdivision and the proposed rock crushing operation would be located approximately in the middle. If standard conditions are imposed regarding noise and dust control, the proposed use will be acceptable at this location.

Mr. Hyde stated that there are some special minimum conditions for extraction of earth products:

1. Must be maintained in a near dust-free condition.

The applicants indicated that a tanker truck would provide dust control, using water purchased from Duchesne City.

2. A bond shall be issued in the amount of one five thousand dollars (\$5,000.00) for the first acre and three thousand dollars (\$3,000.00) for each additional acre from which such material is taken as a guarantee of reconditioning.

Mr. Hyde stated that an Irrevocable Letter of Credit, in the amount of \$11,000.00 has been provided to ensure appropriate reclamation of the three-acre site after mining and crushing is completed.

3. Reconditioning to assure the surrounding property is protected along with the beauty of the landscape.

Mr. Hyde stated that reconditioning must occur after the conclusion of the mining operations and in this case the property being mined is a proposed lot and so the developers have an incentive to reclaim this area.

4. Rock crushing operations must be a minimum of one thousand three hundred twenty feet from any city, town or residential use.

Mr. Hyde stated that the nearest residential use is about 2 miles to the northeast. The county Nuisance Ordinance sets forth time limits during which noise is permitted (7:00 AM to 9:30 PM on weekdays, 8:00 AM to 9:30 PM on Saturdays and 9:00 AM to 9:30 PM on Sundays and holidays).

Commissioner Olsen asked when in constructing the roads in the proposed subdivision would at any time any of the material be sold outside of this project? The developers indicated that it would not.

Commissioner Sweat asked that in the Irrevocable Letter of Credit it states "This Credit expires at the close of business on 1 year from date of issue", and so my question is are the roads going to be completed in 1 year? Renee Howes (Utah Ranches LLC) stated that they would like to complete the roads in Phase 1 and 2 while their contractors are here from Nebraska. Mr. Hyde stated that in the case that the roads are not completed within 1 year then an extension could be requested and in regards to the roads for Phase 2 suggested Ms. Howes discuss this matter with him later.

Commissioner Burton asked are you going to crush any extra material since there is going to be an additional phase? Ms. Howes stated that they would probably crush it all at once and the stockpile until we proceed with Phase 2. Commissioner Burton asked then do these roads become county roads and Mr. Hyde stated that they do that is why they are built to county standards and approved by Glen Murphy who is the County Road Department Supervisor.

Mr. McCarthy stated that he is President of the Homeowners Association of Silver Moon Ranch and stated that he had some questions but most of them had been answered and stated that Mr. Moon has been a very good neighbor to Silver Moon Ranch Subdivision. Mr. McCarthy stated that when the rock crusher was used at Silver Moon Ranch Subdivision, the location was cleaned up very quickly and the lots sold quickly. So my only question now is how noisy will the rock crusher be because the nearest property owner is about a mile away and to my knowledge this should not be a problem but I was asked to ask this question. Mr. Hyde stated that depending on the topography of the land and weather conditions some noise could still be heard but since there are no dwellings nearby, there does not seem to be a problem. Commission Mair stated that with the proposed operation it is going to be short term there should not be a problem and it would be on going during the cooler months.

Chairman Peatross asked if there were any other questions or comments. There were none and so the public hearing was closed.

Commissioner Mair motioned that the Planning Commission approve the Conditional Use Permit requested by Utah Ranches LLC, subject to the following conditions:

1. Applicant shall control dust and noise so neither becomes a nuisance.
2. Applicant shall maintain a reclamation bond, such as an Irrevocable Letter of Credit, in effect during the course of the operations. The bond shall name the County as a beneficiary to the level of at least \$11,000.00 for the three acres to be disturbed.
3. Applicant agrees to reclaim (re-contour and re-seed) the site at the conclusion of mining operations in a manner acceptable to Duchesne County.

Commissioner Fabrizio seconded that motion and it passed unanimously.

C. Recommendation to the County Commissioners regarding a proposed rezoning of the Roosevelt Heights Subdivision from Industrial to R-2 ½, located in the SW ¼ of the NW ¼ of Section 26, Township 2 South, Range 2 West.

Mr. Hyde referred to some maps that were included in the agenda packets that would give everyone a better idea of where this property is located. Mr. Hyde stated that at this time there are approximately 5 homes throughout this subdivision, which are located on lots 2, 4, 5, 7 and 12.

Mr. Hyde stated that just recently it was brought to the attention of the County Planning Department that this subdivision had been rezoned to an Industrial zone sometime in the past, without notifying of the property owners within the subdivision. Mr. Hyde stated that Christy Leavitt developed this subdivision and it was intended to be a residential subdivision according to the covenants.

Mr. Hyde stated that it was uncertain just when this property was rezoned to Industrial but back in 1999 there were some rezoning that took place and due to the subdivision of this location being near the airport it is assumed this was rezoned at this time. But at that time the property owners were not notified of the rezone. So, in June 2007 the county prepared a survey and sent out notification to the property owners that this area had been rezoned to industrial and would they like it to stay industrial or would they like it back to residential. In that survey, eleven of the lots owners wanted to return to residential and one did not reply. Three of the lot owners in the SW, SE and NE corners of the subdivision wanted to remain industrial but that would violate the covenants if the property were to remain industrial. Also, the county has been assessing this property as residential rather than industrial. The majority of the property owners would like this to go back to residential.

Mr. Hyde stated that the criteria for approval of Zoning Ordinance and Map Amendments are:

1. The overall community benefit of the proposed amendment.

Mr. Hyde stated that this was determined by the survey that was discussed earlier.

2. Consistency with the goals and policies of the general plan.

Mr. Hyde stated that the general plan promotes the availability of sites to accommodate business expansion. In this case, it appears that an area intended by the subdivider for residential use, as evidenced by the deed restrictions, which call for one single family dwelling per lot, was rezoned to Industrial without receiving proper input from property owners.

3. Compatibility with the neighborhood.

Mr. Hyde stated that residential lands surround this property to the north, west and south. Industrial lands exist to the east, toward 3000 West.

4. What changes have occurred in the neighborhood since the zoning ordinance and map or latest amendment was enacted.

Mr. Hyde stated on July 30, 2007, the Duchesne County Commissioners approved a zone change for 68 acres of land fronting on the west side of 3000 West from Residential to Industrial. So this would more than offset the potential loss of about 31 acres of industrial land associated with this proposal.

5. Whether a change in the use for the affected properties will unduly affect the uses for adjoining properties.

Mr. Hyde stated that as a result, the chance for undue impacts would be lessened as a result of the proposed zone change.

6. Consider the interest of the applicant.

Mr. Hyde stated that in this case the applicant is Duchesne County, which is seeking to give landowners in the Roosevelt Height Subdivision a voice in their zoning that they may not have had when the current Industrial zoning was implemented some time in the past. A clear majority of the property owners have voted to return to residential zoning.

Commissioner Mair asked if there is culinary water available? Mr. Hyde indicated that this land is located in the Johnson Water District. Commissioner Brough stated that it may be in the Johnson Water District but he thought that Roosevelt City serviced that area. Commissioner Mair stated that it goes to the airport but was unsure of how much further it went.

Chairman Peatross asked if there were any questions on the report? There were not, so the hearing was opened to questions and comments from the audience.

Michael Smart stated that he voted to keep the property Industrial as he had recently purchased some molding equipment and would like to run a business from this location.

Mr. Hyde stated that due to the restrictive covenants on this property when it was subdivided you may not be able to have a molding business there and the property owners there could enforce those covenants against you. Mr. Smart stated with the other businesses in the area a molding business would not seem to be out of place. Mr. Hyde stated that an option for Mr. Smart, if this property were to return to Residential, would be able to apply for a conditional use permit and at that time property owners could be notified and there would be a public hearing so that surrounding property owners would be able to voice their opinions.

Chairman Peatross stated that the way it sits now, the property owners are unable to have a home and the restrictive covenants state that there cannot be businesses, so we need to make a decision. Chairman Peatross closed the public hearing.

Commissioner Olsen motioned that the Planning Commission adopt the findings and conclusions herein and recommend approval of this rezone (from Industrial to R-2 ½) by the County Commissioners.

Commissioner Sweat seconded that motion and it passed unanimously.

D. Request by John Swasey for approval of the John Swasey Subdivision, a 9-lot subdivision located on 10.13 acres of land in the Bridgeland area (Section 36, Township 3 South, Range 4 West).

1. Preliminary Plat

Mr. Hyde stated that the applicant is proposing a residential subdivision consisting of 9 lots with an existing home on one of the lots, so there would be eight new lots ranging in size from 1.01 acres to 1.37 acres. The property is located between Duchesne and Bridgeland on the south side of old Highway 40.

Mr. Hyde stated that East Duchesne Water is available and there will be an eight-inch water line constructed to provide water service to the proposed lots. Since East Duchesne Water does not have an engineer of record and has not submitted engineered plans for this extension, they will be required to obtain plan approval from the Utah Division of Drinking Water before starting construction. Mr. Steve Onysko stated that the project appears routine and should not be delayed by these requirements.

Mr. Hyde stated that there would be a new cul de sac constructed approximately 500 feet long and because of the size of the lots, the county requires paving. Mr. Hyde stated that the Subdivision Ordinance requires that the county make provisions for the continuation of streets to serve adjoining properties in this subdivision. There are not going to be provisions to extend this cul de sac unless at this time the property owner to the south requests that this provision be made and it would be considered. The developer will be responsible for the cost of providing a street sign at the intersection of 15570 West and the East River Road and the developer would coordinate this through the County Road Department.

Mr. Hyde stated that there are no storm drainage issues associated with this property but that ditches would be provided on both sides of the road. Also, culverts would be required at driveways and at other locations where deemed necessary by the Public Works Department.

Mr. Hyde stated that the existing home on Lot 9 has its own access to the east of the subdivision and so this lot will not be using the cul de sac as access.

Mr. Hyde stated that a letter dated August 14, 2007 was received from Tri-County Health Department with their approval.

Mr. Hyde stated that fencing is always a potential issue when putting a subdivision in an agricultural area and the Subdivision Ordinance states that fencing can be required by the Planning Commission along the boundaries of properties adjacent to where there could be a conflict of land uses.

Mr. Hyde stated that the title report has been received.

Mr. Hyde stated that the Wildland-Urban Interface Code would not apply to this subdivision since there is going to be a fire hydrant protection and the subdivision is located in an irrigated agricultural area.

Commissioner Olsen asked when is the proposed fencing to be in place and Mr. Hyde stated that prior to occupancy of each home. This would be better for each property owner as they would be able to decide what type of fence they would want rather than the developer putting one in. Commissioner Burton asked if there was any kind of perimeter fencing around the property now? Mr. John Swasey stated that there is fencing around this area which is cattle fencing.

Mr. Swasey stated that the property surrounding this subdivision has a right of way to the east that can access his property and can also access from frontage to the west and so there is no need that there be access through the cul de sac.

George Swasey stated that he owns the property surrounding this proposed subdivision and would like to suggest that the easement to the east be made wide enough so that I will be able to have access to my property in the back if and when I decide to develop that land. Also, Mr. Swasey stated that there is a court order to leave that right of way to the east opened, at the time there was a septic system put in the right of way and it was to be removed two years ago.

Mr. George Swasey stated about fencing is needed because when people started building in the Roger Marett Subdivision there were problems with blowing garbage. So, before any developing begins in this subdivision I feel that a fence needs to be in place because the lines where the fencing would need to be is nearly impossible to build from any one side. Mr. Hyde stated that it sounds like construction debris versus garbage is the problem.

Commissioner Fabrizio asked Mr. George Swasey if he owned the property to the east and Mr. Swasey stated that he does not; he owns to the south, west and north of this proposed subdivision. Mr. Hyde stated that there is approximately 500 feet of frontage George Swasey owns on the old highway to the west of this proposed subdivision and Mr. Ed Bench owns the property to the east. Commissioner Sweat asked with this being on old Highway 40 does the same spacing standards between ingress and egress exist there as they do on Highway 40? Mr. Hyde stated that no they do not because this is a county road.

Mr. John Swasey addressed the commission about the on going family feud between George and himself at this time.

Commissioner Burton asked what type of fencing is in place at this time and Mr. John Swasey stated that it is cattle fencing with some barbwire. Commissioner Burton asked is the fencing in decent condition? Mr. Swasey stated that it was not because he had not had cattle in there for years.

Commissioner Brough asked regarding the existing home on lot 9 is there someone living there now? Mr. John Swasey stated that there are renters living there.

Chairman Peatross stated that there seems to be two issues here; one being fencing and the second being right of ways.

There was discussion regarding what to do about fencing and Commissioner Brough stated that at this time maybe to bring the existing fence into working order as to keep livestock out even though there have been statements that cattle has not been run in there for years. Commissioner Sweat stated that he would be in agreement with Commissioner Brough and that would be to repair the existing fence and then prior to occupancy each property owner could design and put in the type of fencing they prefer. Commissioner Sweat stated that it does not seem that either one of these gentlemen run cattle in this area so does it apply to the "fence-in" or "fence out" policy. It was stated that the fencing whatever type is going to be short-lived and so upgrading the fencing that is already there would be sufficient. Commissioner Mair stated that four-strand barbwire would be sufficient until the property owners of the subdivision erect their own fencing.

Chairman Peatross stated that another issue that was brought to our attention was right of ways, how many, where, what width etc. Chairman Peatross stated that an adjoining property owner would like to see the east right of way improved or do we need to consider a right of way through the bottom of the cul de sac. John Swasey stated that any consideration for the right of way on the east side which was already determined by a court order and then there is the problem with power lines and telephone lines that are over head. The discussion between planning commission was that the cul de sac is only 500 feet long and did not seem necessary for future extension. Mr. Hyde stated that if one of the recommendations were to extend this it would need to be decided

tonight. Because if it were to be extended then the property owners of lots 7 and 8 would know that in the future there are possibilities that the cul de sac could be a through street. The Planning Commission was in agreement that there was no need to widen the right of way to east and also that no need to extend the cul de sac in the future because there is plenty of frontage to the west if indeed the property to the south and west is developed.

As there was no more discussion, the public hearing was closed.

Commissioner Olsen motioned that the Planning Commission adopt the Findings of Fact and Conclusions set forth in this Staff Report and approve the preliminary plat of the John Swasey Subdivision, subject to the following conditions:

1. Prior to construction of the water system by East Duchesne Water, plan approval shall be received from the Utah Division of Drinking Water.
2. Prior to occupancy of homes in the subdivision, the East Duchesne Water District must receive an operating permit from the Utah Division of Drinking Water.
3. Prior to occupancy of homes in the subdivision, the road shall be paved and accepted by the Public Works Director for maintenance.
4. Developer agrees that perimeter farm fencing shall be upgraded along the exterior border of the subdivision to a four-strand barbed wire standard prior to the issuance of any building permits within the subdivision.

Commissioner Mair seconded that motion and it passed unanimously.

2. Recommendation to County Commissioners regarding Final Plat

Chairman Peatross stated that as far as comments the Planning Commission has gone over the issues and so comments should be kept to a minimum.

Mr. Hyde stated that for final plat approval the planning commission needs to look at the improvements that have been made and those that need to be bonded for. In this case, the road has not been completed but a subdivision bond has been received to proved financial surety that the road will be completed.

Chairman Peatross asked if there were any questions or comments. There were none, so the public hearing was closed.

Commissioner Mair motioned that the Planning Commission recommend to the County Commission the adoption of the Findings of Fact and Conclusions set forth in this report and approval of the final plat of the John Swasey Subdivision, subject to the following conditions:

1. Prior to construction of the water system by East Duchesne Water, plan approval shall be received from the Utah Division of Drinking Water.
2. Prior to occupancy of homes in the subdivision, the East Duchesne Water District must receive an operating permit from the Utah Division of Drinking Water.
3. Prior to occupancy of homes in the subdivision, the road shall be paved and accepted by the Public Works Director for maintenance.
4. Developer agrees that perimeter farm fencing shall be upgraded along the exterior border of the subdivision to a four-strand barbed wire standard prior to the issuance of any building permits within the subdivision.

Commissioner Fabrizio seconded that motion and it passed unanimously.

Minutes: Approval of the August 1, 2007 minutes

Commissioner Sweat motioned to approve the minutes of August 1, 2007 as written. Commissioner Brough seconded that motion with six voting for and Commissioner Mair abstained because he was not present at that meeting.

Commission Comments and Staff Information Items:

Mr. Hyde stated that there would be another training for Community Planner Certification for any members of the commission that would like to attend. Commissioner Olsen and Commissioner Fabrizio indicated that they were interested.

Adjournment:

Commissioner Olsen motioned to adjourn the meeting at 7:05 PM. Commissioner Mair seconded that motion and it passed unanimously.