

the trailer and they don't use it for any retail business there, it's all handled through the ticket office. Now the school districts have come back and asked them to expand the program.

They have met with Ogden City School District and they are now attempting to expand the program to include the middle school and high school kids at the resort. The idea was to try this for a year to see if it would work and it did. They would prefer to leave the trailer there for an expanded period of time. They did this according to the paper three different times where they contributed as a ski resort the cost of the lift ticket and the rental company contributed the cost of the ski rental. This last season they had about 280-300 elementary school kids from the intercity that have never been skiing before. They were brought up on a school bus; they arrived about 10 AM and skied to about 3 PM. With the number of students that arrived at one time, it was almost impossible to put that many skis on without having that trailer there.

In regards to the lights on the toboggan run; during the ski season, the resort is open until 9 PM, and the lights are usually on until 10 PM, by the time it takes the ski patrol to make a sweep of the hill and make sure everyone is off the hill and accounted for and then they are shut off. They would just continue that same practice. Commissioner Miller clarified that the slide would operate until 9 PM. Michael Olson replied that they would probably take the last rider about 9:15 to 9:20 PM and have them off the hill by 10 PM.

Chair Hollist said for clarification this would not be a new stand alone sign but an addition to. Michael Olson replied that it just goes to the bottom of the logs that are located in the parking lot. All of the tickets for the ride would be sold out of their ticket office.

MOTION: Commissioner Warburton moved to approve CUP 2013-11 to include the approval of the deck and the expansion of the concrete pad and approve the trailer for five years but they need to come back every two years with their progress. Commissioner Miller seconded.

DISCUSSION: Commissioner Graves said that this was a good idea; it fits in well, and he is pleased that they have an application for the school kids. He had a concern with the trailer but after seeing what it's being used for and how it's used, he does not have an issue. Commissioner Miller concurred with Commissioner Graves. Commissioner Warburton asked if they wanted the motion amended. Commissioner Graves said they still would like to have them evaluate and just give them a quick report and if it continues, maybe a permanent solution might be worth considering. Chair Hollist said that he was also concerned about the trailer and the speed of the toboggan. Commissioner Graves said that staff wanted to know where the signs were located but that has been answered and he didn't know if staff needed more information than that. Jim Gentry replied that staff is okay with the explanation of the location of the signs.

VOTE: A vote was taken with all members present voting aye. (4-0) Motion Carried

2. UVL041013: Consideration and action on a request for final approval of The Legends at Hawkins Creek 3rd Amendment Subdivision (1 Lot) and a recommendation for the vacation of Lot 34 of the Legends at Hawkins Creek Subdivision within the Forest Valley (FV-3) Zone located at approximately 6519 E Chaparral Road, Huntsville Utah (Jeff Larsen, Applicant)

Bradley McIlrath said the applicant is requesting final approval of the Legends at Hawkins Creek 3rd Amendment Subdivision and a recommendation for the vacation of Lot 34 located at approximately 6519 East Chaparral Road. The proposed project occupies 1.29 acres and consists of 1 lot. The owner of Lot 34 wants to increase the buildable area boundary that is on the lot. When this subdivision was done some lots with slope were marked as restricted lots, while others show a 75 foot by 100 foot area with a slope of less than 25% which was designated as buildable area. The owners of this would like to build a home that goes outside of that area, and have proposed a larger buildable area which is still under an average 25% grade. The proposed buildable area meets setbacks for the FV-3 zone on all sides and will be located in an area that does not exceed the 25% slope. The vacation of the lot and recording of the ordinance to vacate will remove the buildable area shown on Lot 34. The subdivision lies within the Forest Valley (FV-3) Zone, which requires a minimum area of 3 acres per lot and a minimum lot width of 150 feet. Staff recommends final approval of the amended subdivision plat subject to staff and other agency comments and recommendations. Staff also recommends the vacation of Lot 34 of the Legends at Hawkins Creek Subdivision.

Jeff Larson, applicant, said they are in agreement with the Planning Commission that they are not to build a home that would occupy the entire buildable area and allows them more flexibility in orienting the house to take advantage of the view. They obviously have to get approval with the Home Owners Association (HOA) to make sure that it's located in conjunction and accordance with the other homes and other buildable areas.

MOTION: Commissioner Warburton moved to recommend to the County Commission final approval is given to UVL041013 and SUBVAC 2013-03 to amend the subdivision plat subject to staff and other agency comments and recommendations and also the vacation of Lot 34 of the Legends at Hawkins Creek Subdivision. Commissioner Graves seconded.

VOTE: A vote was taken with all members present voting aye. (4-0) Motion Carried

3. Public Comments for Items not on the Agenda: There were no public comments.

4. Remarks from Planning Commissioners:

Chair Hollist said he wanted to remark on things that he learned at the Utah Chapter APA Meeting held Thursday and Friday. During the first day there were a couple of members from the Governor's office that were there and he believed that contact would help us in the node study and maybe to the extent of providing funds. He visited with them afterwards and they seemed willing to visit with them. The Friday presentation was with Professor Robert Gillis, the Utah State University Climatologist and is State of Utah Climatologist. To summarize his presentation:

1. Robert Gillis did a three ring study in the Uintah and this allowed him to look the overall weather patterns, namely drought and excess moisture from the 12th Century to 2012. There are two notable things:

(1) Period of Droughts: In the early part of that range were extensive lasting 60 or 100 years and being very deep. Meaning it became very dry and that gradually over those centuries decrease until the late 90's and early in the 2000's. There were two periods and the duration of droughts was about two years wide and very shallow. There was a lot of data and is graphically presented. It is not presented as averages but as actual highs and lows. He talked about temperature, precipitation, snowfall, and number of storms. His conclusions were:

- Temperature is increasing and this data goes back as far as he has good records
- It is focused to Northern Utah
- Records goes back from the 1900's to 2012
- Posting highs and lows and posts a trend line and it's easy to see the trend line is increasing.

(2) Rainfall: The number of rainfall increasing.

(3) Storms: The number of storms decreasing

(4) Snowfall: The number of snowfall decreasing

2. According to Dr. Gillis, we will receive more precipitation, it will come less frequently, and because there is more the storms will be more intense. There will be a lot of runoff; it is not going to be a slow melt into the aquifers to appear a couple of years later.

3. Dr. Gillis had an animation of the data that showed snowfall moving gradually northward. The peninsula in that data was the ridge to the east but also disappeared and retreated by the year 2030 to just south of the Canadian Border.

Chair Hollist said that there might be a fair amount of research to verify that information. He had asked Dr. Gillis if this implied that they need more water storage. His response was yes. Dr. Tote, a College Professor said that water conservation is the thing that they need to do. Part of the governors' 25% reduction in water consumption in Utah by the year 2025 is in part coming from Dr. Gillis. His comment to staff is, as they do the node study, they need to make plans for a different way to get the water. It's going to be there but they will not be able to get it out of the aquifers. They will have to store it in reservoirs and it will have to be treated. The year is 2030, which is only 17 years away; that is well within our planning horizon, and that is something that they need to consider.

5. Report of the Planning Director:

a. Field Trip: Consider a request to schedule a Field Trip

Rob Scott said as indicated in the pre-meeting, Garat Jones has requested that the Planning Commission come and visit his property. Staff will meet with Mr. Jones and identify those things the Planning Commission was concerned about in