



Planning Commission Minutes

3 April 2025

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Present: Conner Smith, Angie Zetterquist, Lane Parker, Brady Christensen, Nate Daugs, Nolan Gunnell, Matt Phillips, Jason Winn, Andrew Crane, Megan Izatt

5:00:00 PM

Light refreshments served in the Cache County Conference Room.

Start Time: 05:31:00

Bankhead called the meeting to order and **Daugs** gave opening remarks.

Agenda and Minutes

*Daugs motioned to approve the agenda; **Parker** seconded; **Passed 4, 0.***

*Ayes: **Nate Daugs, Brady Christensen, Kurt Bankhead, Lane Parker***

Nays: 0

*Christensen motioned to approve the minutes from March 6, 2025; **Parker** seconded; **Passed 4, 0.***

*Ayes: **Nate Daugs, Brady Christensen, Kurt Bankhead, Lane Parker***

Nays: 0

Consent Item

#1 Wengreen Ranch Subdivision

Smith reviewed the staff report.

*Daugs motioned to approve the consent item; **Parker** seconded; **Passed 4, 0.***

*Ayes: **Nate Daugs, Brady Christensen, Kurt Bankhead, Lane Parker***

Nays: 0

Regular Action Items

#2 Agriculture Protection Area: Francis

Aaron Thaxton reviewed the staff report for the agriculture protection area.

Staff and **Commissioners** discussed why this item was moved from the consent agenda.

*Christensen motioned to recommend approval to the County Council for the Agriculture Protection Area: Francis; **Daugs** seconded; **Passed 4, 0.***

*Ayes: **Nate Daugs, Brady Christensen, Kurt Bankhead, Lane Parker***

Nays: 0

05:40:00

#3 Public Hearing (5:35 PM or soon thereafter) – Yonk Homestead Rezone

Smith reviewed the staff report for the Yonk Homestead Rezone.

Staff and Commissioners discussed the history of agricultural use on the parcels.

05:46:00

***Christensen** motioned to open the public hearing for the Yonk Homestead Rezone; **Parker** seconded; Passed 4, 0.*

Ayes: Nate Daug, Brady Christensen, Kurt Bankhead, Lane Parker

Nays: 0

Reed Yonk commented on wanting to rezone the property.

Staff and Commissioners discussed how much of the property needs to be used for agriculture.

***Parker** motioned to close the public hearing for the Yonk Homestead Rezone; **Daug** seconded; Passed 4, 0.*

Ayes: Nate Daug, Brady Christensen, Kurt Bankhead, Lane Parker

Nays: 0

05:51:00

#4 Public Hearing (5:45 PM or soon thereafter) – Powder Mountain Development Agreement (Maintenance Shop)

Smith reviewed the staff report for the Powder Mountain Development Agreement.

Zetterquist reviewed the changes to State law that affects the Powder Mountain Development agreement while the Master Plan is continued to be worked through.

Staff and Commissioners discussed Paradise City's concerns, how the changes to State Law making the master plan the codifying regulatory document changes what is needed, the timeline for approval of a master plan, and concerns with approving the development agreements before the master plan is fully reviewed and approved.

06:11:00

***Daug** motioned to open the public hearing for the Powder Mountain Development Agreement; **Parker** seconded; Passed 4, 0.*

Ayes: Nate Daug, Brady Christensen, Kurt Bankhead, Lane Parker

Nays: 0

Brooke Hontz from Powder Mountain presented on the Master Plan timeline, the reason for the development agreements before the master plan has been approved, and the three different proposed projects.

Christensen asked how fire, emergency services, and roads all be allowed without the master plan.

Ms. Hontz commented that operations are currently happening with fire service from Weber County and those services will continue to be provided. Powder Mountain has also been in contact with Cache County Fire about how services will change and be provided in the future.

Bankhead asked about paying for the services that are being provided from Weber County.

Ms. Hontz stated currently no cost of the services are being provided by Weber are paid for by Cache County. Cost sharing services could happen in the future.

Christensen asked if there were any meetings held between Cache County and Weber County.

Ms. Hontz stated no meetings have been held. The council chair from Cache County has reached out to the commission chair in Weber but not conversations including the applicant have been held.

Lee Atwood spoke on behalf of Paradise City with concerns that County Code is being circumvented by approving this development agreement before a master plan is done.

06:30:00

Parker** motioned to close the public hearing for the Powder Mountain Development Agreement for a maintenance shop; **Daug**s seconded; **Passed 4, 0.

Ayes: Nate Daugs, Brady Christensen, Kurt Bankhead, Lane Parker

Nays: 0

Staff and **Commissioners** discussed what could be in a development agreement, fire and emergency services that Weber covers, and all inspections are done by Cache County.

Parker disclosed a prior business relationship with a company that has done business with Powder Mountain.

Staff and **Commissioners** discussed the trails and lift that are being proposed, concerns with increase road use,

Daug**s motioned to recommend approval to the County Council for the Powder Mountain Development Agreement for a maintenance shop. **Passed 3, 1.

Ayes: Nate Daugs, Brady Christensen, Lane Parker

Nays: Kurt Bankhead.

Christensen asked about the proximity of the new lift being proposed to the current lifts.

Ms. Hans responded it is in relative proximity to another lift in the area.

06:46:00

#5 Public Hearing (5:55 PM or soon thereafter) – Powder Mountain Development Agreement (Ski Lift)

Daug**s motioned to open the public hearing for the Powder Mountain Development Agreement (Ski Lift); **Parker** seconded; **Passed 4, 0.

Ayes: Nate Daugs, Brady Christensen, Kurt Bankhead, Lane Parker

Nays: 0

Atwood commented that he wouldn't be allowed a building permit on a lot in this area and that approving this doesn't follow the current code of needing an approved master plan.

Christensen motioned to close the public hearing for the Powder Mountain Development Agreement (Ski Lift); **Parker** seconded; **Passed 4, 0.**

Ayes: Nate Daus, Brady Christensen, Kurt Bankhead, Lane Parker

Nays: 0

Parker motioned to recommend approval to the County Council for the Powder Mountain Development Agreement for the ski lift; **Daus seconded; Passed 3, 1.**

Aye: Nate Daus, Brady Christensen, Lane Parker

Nays: Kurt Bankhead

06:50:00

#6 Public Hearing (6:05 PM or soon thereafter) – Powder Mountain Development Agreement (trail system)

Daus motioned to open the public hearing for the Powder Mountain Development Agreement (trail system); **Parker** seconded; **Passed 4, 0.**

Atwood commented that he would like to see the applicant to go through the current county code requirement of having an approved master plan before a development agreement.

Christensen motioned to close the public hearing for the Powder Mountain Development Agreement (trail system); **Daus** seconded; **Passed 4, 0.**

Ayes: Nate Daus, Brady Christensen, Kurt Bankhead, Lane Parker

Nays: 0

06:51:00

Daus motioned to recommend approval to the County Council for the Powder Mountain Development Agreement (trail system); **Parker** seconded; **Passed, 3-1.**

Ayes: Nate Daus, Brady Christensen, Lane Parker

Nays: Kurt Bankhead

06:51:00

#7 Saddle Ridge Subdivision

Zetterquist reviewed the staff report for the Saddle Ridge Subdivision.

Staff and Commissioners discussed access and secondary access required by the fire marshal, steep slopes, and water rights.

Stephen Fritz commented in support of the subdivision due to his lot being able to be made into one piece with the road change.

Lee Atwood commented in support of the Planning Commission following their ordinance.

Ethan Poppleton commented as the applicant on water.

Crane commented on prior to final approval all water rights have to be in place.

Staff and **Commissioners** discussed the water rights.

Christoper Huffman commented on current county code contradicting state law regarding ownership of water rights for a subdivision.

Mr. Poppleton commented on water rights not being a legal holdup for the subdivision.

Mr. Huffman commented on the water rights requirement and not wanting to transfer water rights without the subdivision being approved.

Christensen asked about the incomplete application and how the roads are going to be handled.

Mr. Poppleton commented that he doesn't feel the application is incomplete and that there is a conflict in understanding the two exceptions for fire code.

Christensen asked about the road already being at capacity and what the exception is.

Mr. Poppleton responded that one of the exceptions is to require a sprinkler system for homes beyond the 30 the road allows, and commented on development of roads towards Paradise, road setbacks for the existing tower, and the condition of 6400 west.

Gunnell commented on the applicant meeting with other county officials and those officials not having any say with this decision.

Mr. Poppleton commented that they met with the County Executive to discuss the code.

Gunnell commented that this in an incomplete application and shouldn't be heard tonight.

Mr. Huffman commented that the application, in their mind, is not incomplete and commented on why they felt the application is not incomplete.

Mr. Poppleton

Staff and **Commissioners** discussed the sprinkler systems and access.

Mr. Poppleton commented that he thought they had met all the

***Christensen** motion to continue the Saddle Ridge Subdivision up to 90-days to allow all parties involved to come to a consensus on the application being complete and the issues with fire, road and water;*

Daug's** seconded; **Passed 4, 0.

Ayes: Nate Daugs, Brady Christensen, Kurt Bankhead, Lane Parker

Nays: 0

#8 ASI CUP Amendment

Smith reviewed the staff report for the ASI CUP amendment.

Staff and **Commissioners** discussed the requirement for a traffic study and emergency service access.

7:59:00

Parker** motioned to extend the meeting time until 8:30 pm; **Daug**s seconded; **Passed 4, 0.

Ayes: Nate Daugs, Brady Christensen, Kurt Bankhead, Lane Parker

Nays: 0

Sheridan Guymon commented on the south road and the traffic study requirement.

Darren Cox commented with concerns for the road, water, traffic, and concerns with increasing development of the business.

Travis Zollinger commented on traffic on the southern road and unmanned equipment.

Mr. Guymon commented on the growth of the business and there being 250 employees on site.

Ari Watts commented signage and light pollution.

Cassidy Cox commented on the danger of the lower road and the blind corners.

Staff and **Commissioners** discussed signage and dark sky compliance and road improvements.

Christensen** motioned to approve the ASI CUP Amendment with the 24 conditions and 3 conclusions; **Daug**s seconded; **Passed 4, 0.

Ayes: Nate Daugs, Brady Christensen, Kurt Bankhead, Lane Parker

Nay: 0

#9 Discussion: Honey Solar Amendment

Smith reviewed the suggested amendments for Honey Solar.

Zetterquist reviewed information she received from a recent conference and informed the Commission that a larger setback requirement and some other things are still being discussed.

Staff and **Commissioners** discussed talking with surrounding counties and the overlay.

Cole Stocker commented on doing a glint and glare analysis, setbacks, and view screens.

Gunnell asked about the use of an overlay.

Mr. Stocker commented the overlay is a new issue for him but they do typically have a 15-year restoration plan and they do help pay for the increase of taxes when land is taken out of greenbelt.

Staff and **Commission** discussed the next meeting agenda and the Utah APA conference coming up.

08:33:00

*Daug*s motioned to close the meeting; *Christensen* seconded; passed 4, 0.
Ayes: *Nate Daugs, Brady Christensen, Kurt Bankhead, Lane Parker*
Nays: 0

Adjourned