



Planning Commission Minutes

10 July 2025

| <u>Item</u> | <u>Page</u> |
|---|-------------|
| <u>Consent Items</u> | |
| 1. King Irrigation – Full Pressurization Project Conditional Use Permit | 2 |
| 2. Saddle Ridge Subdivision | 2 |
| 3. Rose Hill Subdivision 2 nd Amendment | 2 |
| <u>Regular Action Items</u> | |
| 4. GGUSA Hyrum LLC CUP | 3 |
| 5. Discussion: Honey Solar Code Amendment | 3 |
| 6. Discussion: Short Term Rentals..... | 3 |

Present: Conner Smith, Angie Zetterquist, Nate Daus, Brady Christensen, Chris Sands, 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: 05:39:00

Watterson called the meeting to order and **Sands** gave opening remarks.

Agenda and Minutes

Christensen motioned to approve the agenda and the minutes from June 5, 2025; **Daus** seconded; **Passed 4, 0.**

Ayes: Brady Christensen, Chris Sands, Jason Watterson, Nate Daus

Nays: 0

05:42:00

Consent Items

#1 King Irrigation – Full Pressurization Project Conditional Use Permit (CUP)

#2 Saddle Ridge Subdivision

Zetterquist informed the Commission that an appeal to the Fire Board was made and the Fire Board upheld the denial.

Staff and **Commissioners** discussed the length of a continuation and what happens if the applicant chooses to appeal the Fire Board's decision.

#3 Rose Hill Subdivision 2nd Amendment

Staff and **Commissioners** discussed Agricultural Remainders.

Sands motioned to approve the consent agenda with Item #2 being continued up to 90 days; **Daus** seconded; **Passed, 4-0.**

Ayes: Brady Christensen, Chris Sands, Jason Watterson, Nate Daus

Nays: 0

05:48:00

Regular Action Items

#4 GGUSA Hyrum LLC Conditional Use Permit (CUP)

Smith reviewed the staff report for the GGUSA Hyrum LLC CUP.

Staff and Commissioners discussed the wildfire hazard zone designation on the property.

Casey Meracomie (SP) spoke as the applicant regarding the project.

Watterson asked if it was a filtration and pressurization process.

Casey responded it is actually splitting the gas and explained the process.

Sands asked what it is being used for.

Casey responded some will go to the boilers but most will go into the pipeline.

Daug** motioned to approve the GGUSA Hyrum LLC Conditional Use Permit with the 19 conditions and 3 conclusions; **Sands** seconded; **Passed 4, 0.

Ayes: Brady Christensen, Chris Sands, Jason Watterson, Nate Daugs

Nays: 0

05:56:00

#5 Discussion: Honey Solar Code Amendment

Smith reviewed the changes that came out of the joint planning commission/county council meeting.

Staff and Commissioners discussed the overlay zone, the permitted/conditional uses table, locations for small scale solar projects, location of commercial solar projects, rezoning vs conditional use permits, and questions on bonds.

06:26:00

#6 Discussion: Short Term Rentals

Zetterquist reviewed the information for short term rentals.

Staff and Commissioners discussed occupancy, if there is a short-term rental issue or an event issue, guest houses vs short term rental, recreational vs commercial use, and making the Agri-tourism, ADUs, and short-term rental codes congruent.

07:09:00

Adjourned