



Planning Commission Minutes

5 November 2020

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Present: Chris Harrild, Angie Zetterquist, Nolan Gunnell, Lane Parker, Chris Sands, Brandon Spackman, Jason Watterson, Brady Christensen, Matt Phillips, John Luthy, Megan Izatt

Meeting held on Zoom.

Start Time: 05:31:00

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

05:33:00

Agenda

Item #3 was removed from the agenda as an extension of the Land Use Authority's approval was no longer needed.

05:33:00

Minutes

Parker motioned to approve the minutes from October 1, 2020; *Christensen* seconded; **Passed 6, 0.**

05:35:00

Consent Agenda

1. Souter Subdivision

2. Creekside Estates Subdivision 1st Amendment

Andy Rasmussen commented on the road conditions maintenance along the river.

Zetterquist commented that the comments regarding the road are for the plat to make sure it's noted correctly there.

Mr. Rasmussen asked about revising the plat.

Zetterquist stated revising the plat is done outside of Planning Commission with staff.

Sands disclosed that he pays Kent Souter to cut his pasture every year.

Sands motioned to approve the two consent agenda items; *Watterson* seconded; **Passed 6, 0.**

05:41:00

Regular Action Items

4. Public Hearing (5:35 PM): Willow Creek Rezone

Zetterquist reviewed the staff report for the Willow Creek Rezone.

5:49:00

Watterson motioned to open the public hearing; *Sands* seconded; **Passed 6, 0.**

Tyler Jacobsen commented in opposition of the proposal.

Gunnell asked if this is where Mr. Jacobsen lived.

Mr. Jacobsen commented he does and doesn't feel like the area is suited to 12 homes due to flood plain issues.

Bruce Kidman commented in opposition of the proposal based on the RU2 request not fitting the area, water problems, and sewage concerns.

05:33:00

Watterson motioned to close the public hearing; *Spackman* seconded; **Passed 6, 0.**

Commission and **Staff** discussed the proximity of the subdivision to Mendon, the opposition of Mendon City to the rezone request, possible annexation into Mendon, and if the RU2 Zone fits the area.

Sands motioned to recommend denial for the Willow Creek Rezone based on the findings of fact and the three conclusions; *Watterson* seconded; **Passed 5, 1 (Spackman voted nay).**

06:06:00

5. Public Hearing (5:45 OM): Cannabis Production Amendments to Title 17 of the County Code

Zetterquist reviewed the Code amendments to Title 17 regarding Cannabis Production.

Harrild stated the first step is to amend the code and the second to rezone the properties shown on the map.

Staff and **Commission** discussed how the overlay zone would work and why it is site specific and not driven by application. How the product is cultivated, processed, tested and the different licensing requirements between hemp and marijuana were discussed. The reason why parcels with wetlands were removed was discussed. Concerns regarding regulating what crops farmers could produce were discussed.

06:35:00

Christensen motioned to open the public hearing; *Parker* seconded; **Passed 6, 0.**

Don Dente commented he is a hemp farmer in Smithfield and stated everything is a controlled process for processing and was hoping it wasn't hemp that was being restricted.

Gunnell asked if all of his 9 acres were planted in hemp.

Mr. Dente responded that all 9 acres are planted in hemp and it is a completely different crop than cannabis.

Zetterquist informed the Commission that there is a state code limitation of 15 licenses for medical cannabis with 8 currently licensed and that number will not be expanded until certain thresholds are met.

Sands asked if Mr. Dente knew how many industrial hemp growers were in the valley.

Mr. Dente responded 20-25 growers and that Cache Valley has a good climate for hemp production.

Sands asked if there are multiple harvests per year.

Mr. Dente stated no, the crop is similar to corn. If it is grown in a building then it can be grown year round with specialized equipment.

Sands stated it is good to see hemp growers in the valley.

Gunnell asked about growing cannabis.

Mr. Dente responded there are only 8 state licenses being used and that the licenses are \$100,000 each and that the state is pretty picky on who receives those licenses. It's all very small locations that are growing and dispensing in the state. The license for hemp is \$500 and very different.

6:44:00

Sands motioned to close the public hearing; Parker seconded; Passed 6, 0.

Staff and **Commission** discussed including the differentiation between hemp and cannabis in the code, requiring cannabis to be grown indoor, if the use and requiring an structure conflicts with the agricultural protection zone, and questions regarding the 10 acre requirement. The possibility of having more restrictions on a growing and processing operation rather than just a growing operation was discussed. Questions regarding using the industrial zone for cannabis production were discussed.

The **Commission** is going to work on educating themselves to make a more informed decision by the next meeting. Don Dente also made his contact information available for anyone who would like to discuss cannabis and hemp growing and production with him.

Sands motioned to continue the Cannabis Production Amendments to Title 17 of the County Code for up to 90 days; Spackman seconded; Passed 6, 0.

07:03:00

Adjourned