



Item

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Consent Agenda Items

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Present: Angie Zetterquist, Chris Harrild, Phillip Olsen, Brady Christensen, Nolan Gunnell, Chris Sands, Brandon Spackman, Jon White, John Luthy, Megan Izatt

Start Time: 05:30:00

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

05:34:00

Agenda

Approved with no changes.

05:34:00

Minutes

Christensen motioned to approve the minutes with the noted changes; *Olsen* seconded; **Passed 5, 0.**

05:35:00

#1 Windmill Farms Golden Retrievers Conditional Use Permit

Zetterquist reviewed the staff report for the Windmill Farms Golden Retrievers Conditional Use Permit.

Staff and **Commission** discussed the 50-foot setback requirement.

Jed Packer commented on the 50-foot setback requirement.

Sands and **Christensen** asked about the northern property line appearing to be closer to the existing building than the required setback.

Mr. Packer stated the property to the north side is 100 acres and that is owned by Paul Gibbons and he has no problems with the location of the proposed kennel.

Harrild stated a boundary line adjustment is possibly and there will be issues if the new building is within 50 feet of the property line.

Mr. Packer stated the building would be just to the east of the existing building.

Harrild stated that with the new building a boundary line adjustment or moving the building location would be required.

Mr. Packer stated they will look into a boundary line adjustment.

Gunnell asked if Mr. Packer has read the conditions and had any questions.

Mr. Packer stated he had. He asked about the parking requirement.

Sands stated three parking stalls need to be shown on the site plan.

Mr. Packer stated he will make sure it will be on site plan.

Christensen asked about condition 6.

Mr. Packer asked what condition 6 is exactly requiring.

Christensen responded that the access road needs to meet the road manual requirements because the code requires it for approval of a conditional use permit.

Mr. Packer commented on the road and the road requirements.

Harrild stated the road needs to meet the 20 feet wide requirement. If Mr. Packer does not want to do those requirements, he would need to apply for a design exception.

Mr. Packer commented that he felt the condition to meet the minimum road standards would make the project prohibitive.

Sands responded that this would be a great application for a design exception.

White stated this project is not the designed use for the area so that is why a CUP is required.

Mr. Packer responded he will work with staff for the design exception on the road.

Sands motioned to approve the Windmill Farms Golden Retrievers Conditional Use Permit with the stated conditions and findings of facts; Spackman seconded; Passed 5, 0.

05:53:55

#2 Public Hearing (5:45 pm): Amendments to Title 16 & Title 17

Zetterquist reviewed the amendments to Title 16.01, 16.02, 16.03, 16.04, 17.02, and 17.07.

Staff and **Commission** discussed what locations in the county currently fall under this change and what applications in the past have discussed lodging/campgrounds. The language of some sentences was discussed.

06:07:00

Spackman motioned to open the public hearing; Christensen seconded; Passed 5, 0.

06:08:00

Sands motioned to close the public hearing; Spackman seconded; Passed 5, 0.

Staff and **Commission** discussed the removing the ski facility, golf, campsite, and campground definitions from the recreational facility use type definition and relocating those definitions to the general definitions section.

Olsen motioned to accept and recommend the proposed changes to Title 16.01, 16.02, 16.03, 16.04, 17.02, and 17.07 with the noted amendments discussed to 17.07 to the County Council; *Christensen* seconded; **Passed 5, 0.**

06:12:00

#3 Whisper Ridge Conditional Use Permit Revocation Review Update

Harrild reported on the Whisper Ridge Conditional Use Permit Revocation Review Update.

Staff and **Commission** discussed condition 12.

Staff highlighted what activities are allowed under amendments 1 and 2.

Dayson Johnson commented on area names, taxes, and flight logs.

Olsen asked where the main base of operations would be located.

Mr. Johnson stated that the site on the Cache County side has not been determined at this time.

Gunnell asked about the flight log to Sanctuary.

Harrild responded the helicopter had to land in Huntsville due to weather.

Sands asked when the 2nd amendment was going to be recorded.

Mr. Johnson stated tomorrow as long as this body does not revoke.

Gunnell asked who makes the decision to land if weather is bad.

Mr. Lockwood responded the pilot makes the decision to land if the weather is bad.

Mr. Johnson commented on the DWR and sage grouse issue and the use of the helicopter.

Harrild commented on the sage grouse area and how to avoid impacts.

Olsen motioned to continue review if the proponent shows continued progress in working to meet these requirements, and restricts unapproved activity related to the CUP until an amended CUP has been approved and recorded, that the Commission continues to receive and review monthly status updates from the proponent at the Commission's regularly scheduled meetings until all violations have been addressed; and if the proponent fails to show continued progress, or come into compliance, that the CUP be revoked. *Christensen* seconded; **Passed 4, 0 (Sands abstained).**

06:34:00

Adjourned