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

Start Time: 05:32:00

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

05:33:00

Agenda

Approved with no changes.

05:34:00

Minutes

Christensen motioned to approve the minutes from February 6, 2020; *Parker* seconded; **Passed 7, 0.**

05:34:00

Consent Agenda

#1 Hills of Home Subdivision – Extension Request

#2 One Sixty Five Subdivision 1st Amendment

#3 Jeff West Subdivision

Watterson motioned to approve the consent agenda; *Olsen* seconded; **Passed 7, 0.**

05:35:00

Regular Items

#4 Public Hearing (5:35 PM): North Cache County Public Works Rezone

Zetterquist reviewed the staff report for the North Cache County Public Works Rezone

Staff and **Commission** discussed the intent of the rezone and water access.

05:43:00

Christensen motioned to open the public hearing; *Spackman* seconded; **Passed 7, 0.**

Terry Wierenga identified herself as a Richmond City Council Member and commented that Richmond City is not opposed to the rezone but the final sale has not happened as it must still be heard and approved by the City Council.

Christensen asked if the land was in the city boundary.

Ms. Wierenga stated the rezone is out of the city boundaries.

Christensen asked about water.

Ms. Wierenga commented on access to water from the treatment facility, road access, and wear and tear on underground effluent lines from the treatment facility.

Watterson asked if the water would be culinary.

Ms. Wierenga stated it would not be culinary water.

Sands asked about restrooms.

Ms. Wierenga stated the water used is from the waste water treatment facility, which is highly treated.

Spackman asked about fire suppression.

Ms. Wierenga stated that would be worked out in time.

Zan Murray stated he is in charge of this project and commented on discussions with Richmond City, water, minimal landscape, dust control, fire suppression, culinary water and storage, salt and sand storage, drainage and installation of 2 culverts, easements for future effluent lines and access, and the storm water pollution prevention plan.

Watterson asked about the lay down area.

Mr. Murray stated it would be road base lay down area.

Sands asked who currently owns the land.

Mr. Murray stated Richmond City.

Olsen asked if a repair and mechanic facility would be on site.

Mr. Murray stated no.

Sands asked about fuel storage.

Mr. Murray stated no storage of fuel on site. All repairs and wash down of equipment will be done at the south facility.

Spackman asked about the size of the building.

Mr. Murray stated about 6,000 sq ft.

Spackman asked about fire suppression.

Mr. Murray responded to questions about fire suppression and pumping water from the treatment facility.

Watterson asked if the water would come from the plant or lagoons.

Mr. Murray stated it would be from the plant.

Spackman asked about storage of water for fire suppression.

Mr. Murray stated they had been working with Jason Winn from the fire district to determine the water needs for fire suppression.

Watterson asked about drainage and the pipe needed for that.

Mr. Murray responded the drainage would be taken care of and the pipe extended.

Watterson asked about wetlands delineation.

Mr. Murray responded they had met about wetlands and didn't see the need for wetlands delineation but would follow up on that.

06:03:00

Sands motioned to close the public hearing; *Christensen* seconded; **Passed 7, 0.**

Staff and **Commission** discussed what is allowed in the agricultural zone.

Parker motioned to recommend approval to the County Council for the North Cache County Public Works Rezone with the option 1 conclusion; *Watterson* seconded; **Passed 6, 1 (Spackman voted nay).**

06:06:00

#5 Public Hearing (5:45 PM): Bar ES LLC Commercial Rezone

Zetterquist reviewed the staff report for the Bar ES LLC Commercial Rezone.

Staff and **Commission** looked at the surrounding area.

06:12:00

Olsen motioned to open the public hearing; *Spackman* seconded; **Passed 7, 0.**

Cathy Code gave an overview of the company requesting the rezone. There would be an IVF facility for cattle, and a small veterinarian building on site, along with some other small enterprises. Access was also reviewed.

Watterson asked about the canal located near the property.

Chuck Schvaneveldt commented on that the canal would be left alone.

Christensen commented on access from 3200 West.

Mr. Schvaneveldt stated they are willing to do whatever is needed for access.

Sands commented on needing more information on the road before access could be determined and asked what the buildings would be used for.

Ms. Code stated the buildings are labs.

Sands asked about the number of employees.

Ms. Code responded 4 employees would be at the IVF lab.

Gunnell asked about the veterinarian office.

Ms. Code responded the office would be a commercial office but with limited use by the public so the vet is available for the company's animals.

Sands commented on what can happen to the property if zoned commercial.

06:22:00

Heber Lundberg commented he is a local property owner and mentioned he has no complaints with this enterprise.

Sands asked about utilities.

Ms. Code stated there has been an artesian well on site and would probably use solar power.

Mr. Schvaneveldt commented there would be a septic system and they would re-drill the artesian well.

Gunnell asked if the Hunters Ed building shared a boundary.

Mr. Schvaneveldt stated yes.

Sands commented on the need for a parking study if the process goes forward.

Mr. Schvaneveldt commented on where they would like to locate the entrance.

06:24:00

Watterson motioned to close the public hearing; **Sands** seconded; **Passed 7, 0.**

Staff and **Commissioners** discussed location, roads and increasing traffic in the area.

Watterson motioned to recommend approval to the County Council for the Bar ES LLC Commercial Rezone with the option 1 conclusion as written; **Christensen** seconded; **Passed 7, 0.**

06:35:00

#6 Whisper Ridge Conditional Use Permit Revocation Review Update

Staff and **Commission** discussed the map submitted by the DWR.

Dayson Johnson commented on the DWR map, all skiing happens to the west of the sage grouse map. There is one location for the heli-fishing that is in the map area but DWR stated there was no encumbrance on the sage grouse with that location. The company is still working with BioWest.

Christensen asked if there was any outreach to the Army Corps.

Mr. Johnson stated that doesn't happen until after the wetlands study.

Sands responded it is several months out before anyone can even go look at the site.

Gunnell asked about the DWR letter.

Mr. Johnson stated yes, there are no concerns and that the helicopter stays at 500 feet above these areas except for weather or emergencies.

Christensen asked about the comments to Weber County referenced to the DWR.

Mr. Johnson stated they have a CUP in Weber County.

Commissioners discussed the language of the DWR letter.

Mr. Johnson stated currently most of the skiing is happening on Coldwater.

Christensen asked about the season length.

Mr. Johnson stated amendment 2 has been recorded which allows the company to operate on La Plata for Heli-Skiing. The bike trail and pond are still out of compliance.

Christensen asked about access to La Plata.

Mr. Johnson responded amendment 2 has been recorded so allows the company to operate on La Plata.

Christensen asked what would be reported in the next 30 days.

Mr. Johnson stated at this point it would be flight logs being reported.

White asked when skiing would need to be finished according to the CUP.

Mr. Johnson stated they can ski until the end of April.

Christensen asked about the second amendment.

Mr. Johnson commented that the 2nd amendment allowed skiing on La Plata and heli-fishing. Another CUP will hopefully be forth coming to permit the biking.

Christensen** motioned to continue the Whisper Ridge Conditional Use Permit Revocation Review Update to the June meeting with any progress being reported to staff; **Olsen** seconded; **Passed 6, 0 (Sands abstained)

06:54:00

Adjourned