



Planning Commission Minutes

3 September 2020

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Present: Chris Harrild, Angie Zetterquist, Lane Parker, Chris Sands, Jason Watterson, Brady Christensen, Phillip Olsen, Matt Phillips, John Luthy, Megan Izatt

Start Time: 05:31:00

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

05:32:00

Agenda

No changes from revised agenda.

05:34:00

Minutes

Parker motioned to approve the minutes from July 9, 2020; *Watterson* seconded; **Passed 5, 0.**

05:33:00

Consent Agenda

1. Haviland & Annie Subdivision

2. Summit Vista Subdivision

3. Cherry Peak Ski Area Conditional Use Permit 2nd Amendment

4. The Farm in Old Paradise Conditional Use Permit

Watterson motioned to approve the 4 consent agenda items with the noted conclusions and conditions; *Christensen* seconded; **Passed 5, 0.**

05:34:00

Regular Action Items

5. Public Hearing (5:35 PM): Paradise Dry Rezone

Zetterquist reviewed the staff report for the Paradise Dry Rezone.

Staff and **Commission** discussed the steep slopes and sensitive areas, the reason for the rezone, and right of way for road improvements.

Jake Petersen commented that he is hoping to move to the cabin and live there year round and that the area is used for agricultural purposes.

Sands asked if the applicant was aware of the road improvement require.

Mr. Petersen stated no.

Sands asked what the next step would be if the rezone were approved.

Harrild stated it would be a zoning clearance.

Watterson asked when the cabin was constructed.

Mr. Petersen responded in 2000 and stated the county has been maintaining the road to the gate.

Phillips stated there was a subdivision approved to the north corner and the road should have been approved with that subdivision. The county plows to 800 west and then turns around.

Staff and **Commission** discussed what has been approved in the area regarding subdivisions and what part of the road is maintained by the county and plowed by the county.

Mr. Petersen stated the road from the gate to the start of the cabin's driveway is flat and fairly easy to improve.

Christensen asked if Mr. Petersen would need to work with the other property owners along the road to widen the road.

Harrild responded staff would have to see if the right of way is in place.

Luthy informed the Commission that the County Council is looking at changing the road standard and requiring paved road for all residences.

05:53:00

Watterson motioned to open the public hearing for the Paradise Dry Rezone; **Parker** seconded; **Passed 5, 0.**

05:54:00

Watterson motioned to close the public hearing for the Paradise Dry Rezone; **Parker** seconded; **Passed 5, 0.**

Staff and **Commission** discussed if the parcel looks like Agriculture or FR40 land and what precedent would be set by making this change. Road maintenance was discussed.

Mr. Petersen stated if they own to the gate does the County have to plow up to the house or is it a long a driveway.

Sands stated that it would be a driveway.

Mr. Petersen commented that the County has maintained past the locked gate at this point.

Staff and **Commission** discussed the road.

Watterson motioned to recommend approval to the County Council for the Paradise Dry Rezone based on the findings of fact and conclusion; *Olsen* seconded; **Passed 5, 0.**

06:10:00

6. Whisper Ridge Conditional Use Permit Revocation Review Update

Dayson Johnson gave a brief update regarding the pond. A stream alteration permit was needed for the work that was done and they will need to apply for the permit as the dam is not finished. A dam safety permit also needs to be applied for and they don't believe there should be any problems obtaining the permit. Water rights are also needed and the application could take up to 18 months to receive. The Army Corp of Engineers could also hold the stream alteration permit for up to 18 months.

Staff and **Commission** discussed the current active permit.

Mr. Johnson stated they were accessing the property through the parcel discussed in the Paradise Dry Rezone, but now the Whisper Ridge property is only accessed by helicopter for heli-skiing.

Harrild stated there are some additional changes the Commission might see going forward but the business is allowed to operate currently.

Mr. Johnson stated they are not trying to drag this process out but would like to complete it as soon as possible and keep staff informed by email and let staff know when there is an update.

Olsen motioned to continue the Whisper Ridge Conditional Use Permit Revocation Review Update up to 90 days; *Parker* seconded; **Passed 5, 0.**

06:24:00

Zetterquist informed the commission of the agenda for next month's meeting.

Staff and **Commission** discussed the road resolution and possible impacts of what ordinance replaces the road resolution.

Harrild informed the **Commission** that the Cache County Comprehensive Plan is going to be reviewed and **Commissioners'** will be invited to participate in that review.

06:32:00

Christensen left.

06:34:00

Adjourned