



Planning Commission Minutes

6 October 2022

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Present: Angie Zetterquist, Tim Watkins, Jason Watterson, Brady Christensen, Chris Sands, Nate Daus, Brandon Spackman, Dirk Anderson, Rod Hammer, Jason Winn, Taylor Sorensen, Megan Izatt

Start Time: 05:32:00

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

05:35:00

Agenda

Adopted as amended without objection.

Minutes

Adopted without objection.

Consent Items

#1 Butcher Shop CUP

#2 Carlson Soccer Cup

#3 Birch Hollow Subdivision 1st Amendment

#4 Tom Pitcher Lot Split Subdivision

#5 Mt. Naomi Subdivision 2nd Amendment

Christensen motioned to approve the consent agenda; *Watterson* seconded; **Passed 5, 0**

#6 Cub River Estates #1 Subdivision

Removed from the agenda.

Regular Action Items

#8 Public Hearing (5:50 PM) – Cache County Comprehensive General Plan Update – Draft Future Land Use Map

Watkins reviewed the draft land use map that will be included in the Cache County Comprehensive General Plan.

Staff and **Commissioners** discussed the growth around the airport that needs to be included in the land use map, and a north-south traffic corridor for transportation.

05:59:00

Watterson motioned to open the public hearing; *Daus* seconded; **Passed 5, 0.**

06:00:00

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

Staff and **Commissioners** discussed the transportation corridor and attaching land use to that corridor and including text regarding the corridor in the General Plan.

Watterson motioned to recommend approval to the County Council of the Cache County Comprehensive General Plan Update with the inclusion of a statement supporting the transportation corridor; *Daug*s seconded; **Passed 5, 0.**

06:09:00

#7 Public Hearing (5:35 PM) – TYJ Storage Rezone

Watkins reviewed the staff report for the TYJ Storage Rezone.

Staff and **Commissioners** discussed open space.

06:14:00

*Daug*s motioned to open the public hearing for the TYJ Storage Rezone; *Spackman* seconded; **Passed 5, 0.**

Tony Johnson commented as the applicant on the need for larger storage facilities for RVs and boats and the proposed use fitting the surrounding area.

Mark Neff asked what road requirements are going to be required.

Sands commented that the Public Works Director isn't here tonight but the Commission's understanding is there a payment in lieu option to develop the road to not place the whole burden on the developer.

Watkins commented that an early development meeting was held to discuss the standards that would apply.

Sands commented that the standards would be reviewed and applied at the Conditional Use Permit stage.

Mr. Neff commented on the road standards being applied differently than his understanding of the code in this case.

Watkins commented that the roads are looked at for each project relative to that project and that a new road standard was approved in February of 2021.

Watterson commented that with the new general plan being adopted things could change with that as well and each project is looked at individually for roads.

Sands asked if there was a rezone on his project.

Mr. Neff responded yes.

Sands commented that road requirements wouldn't have happened for his project until the conditional use permit was applied for and the requirements for possible annexation.

Mr. Neff commented that he will need to have a discussion with staff.

06:26:00

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

Staff and **Commissioners** discussed open space and development around the airport, and what other potential uses can be in an industrial zone.

Daug motioned to recommend approval to the County Council for the TYI Storage Rezone; *Christensen* seconded; **Passed 4, 1 (Watterson voted nay).**

06:37:00

#9 Mt. Naomi Winery Conditional Use Permit

Zetterquist reviewed the staff report for the Mt. Naomi Winery Conditional Use Permit (CUP).

Staff and **Commissioners** discussed item #7.

Christensen asked if the Meikles' were aware of the conditions.

Keith Meikle stated they are and commented on the irrigation water.

Watterson asked about the construction of the building.

Mr. Meikle commented it will be standard stick frame with a stone veneer.

Steve Martin commented as the engineer for the project on the construction of the building, that this is a CUP for the winery and not the water, condition #5, condition #8a, odors, and water use.

Christensen asked if Raven Stone winery was the same company.

Mr. Meikle commented that Raven Stone was originally going to be the name but it is now Mt. Naomi.

Daug asked about condition 8a.

Watkins explained the time line of permits and clearances.

Mr. Martin commented on the wording of condition 8a.

Daug commented on 8a.

Mr. Martin commented on the building height criteria.

Commissioners and **Staff** discussed adding a 15th condition for waste water and the wording for that condition, and removing any reference to irrigation.

Christensen motioned to approve the Mt. Naomi Winery Conditional Use Permit with 15 conditions and 3 conclusions; *Watterson* seconded; **Passed 5, 0.**

07:12:00

#10 Cherry Peak Ski Area CUP 4th Amendment

Zetterquist reviewed the staff report for the Cherry Peak Ski Area CUP 4th Amendment.

Staff and **Commissioners** discussed the change to special events under the CUP section of the County Code and the conditions for a secondary access are recommended.

John Chadwick reviewed the history of the Cherry Peak CUP and the road improvements.

Commissioners and **Staff** discussed fire code and safety procedures for outdoor events.

Mr. Chadwick commented that he agrees with the fire chief regarding attendance for outdoor events and that he doesn't need a permit for 4,000 people for every day operations.

08:03:00

Watterson motioned to extend the meeting to 8:30 pm; *Christensen* seconded; **Passed 5, 0.**

Commissioners and **Staff** discussed the code and how to possibly change the CUP to meet the applicant's needs and how to address the concerns of the fire chief.

Mr. Chadwick commented that handling this correctly changes week to week with government and is a problem for business.

Daug motioned to continue the Cherry Peak Ski Area CUP 4th amendment up to 180 days; *Watterson* seconded; **Passed 5, 0.**

08:09:00

Daug left.

#11 Cache County General Plan

Watkins reviewed the updates to the Cache County General Plan appendices.

Commissioners and **Staff** discussed agriculture land and clustered growth.

08:31:00

Adjourn