



**Planning Commission Minutes**

**1 December 2022**

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**Present:** Angie Zetterquist, Tim Watkins, Jason Watterson, Brady Christensen, Chris Sands, Nate Daus, Melinda Lee, Lane Parker, Taylor Sorensen, Megan Izatt

**Start Time: 05:30:00**

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

**05:32:00**

**Agenda**

**Adopted with removal of item #5.**

**Minutes**

**Adopted with no changes.**

**05:33:00**

**Sands** thanked Commissioner Melinda Lee for her service.

**05:34:00**

**Consent Items**

**#1 Haslam Subdivision**

**#2 Jershon Subdivision**

**#3 Pea Viner Farm Subdivision**

**#4 White Rock Subdivision 2<sup>nd</sup> Amendment**

*Parker* motioned to approve the consent items; *Lee* seconded; *Passed 6, 0.*

**Regular Action Items**

**05:36:00**

**#6 Fritz Tower Conditional Use Permit**

**Zetterquist** reviewed the staff report for the Fritz Tower Conditional Use Permit.

**Commissioners** and **Staff** discussed snow removal and why the previous applicant withdrew from the permit.

**Derrick Hardy** asked about the road.

**Zetterquist** responded that he will need to meet with the county road engineer.

*Watterson* motioned to approved the Fritz Tower Conditional with 8 conditions and 3 conclusions; *Christensen* seconded; **Passed 6, 0.**

**05:43:00**

**#7 Public Hearing (5:40 PM) – Denali South Rezone**

**Zetterquist** reviewed the staff report for the Denali South Rezone.

**05:55:00**

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

**David Rupp** commented as the agent for the owners and informed the Commission of an existing access off the state highway.

**Sands** commented on the substandard road conditions that would need to be addressed.

**Mr. Rupp** commented he has been in contact with Matt Phillips, the County Engineer.

**05:53:00**

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

**Commissioners** discussed the approved UDOT access and how the rezone fits the area.

*Daug* motioned to recommend approval to the Cache County Council with 1 conclusion; *Lee* seconded; **Passed 6, 0.**

**05:55:00**

**#8 Public Hearing (5:55 PM) – Ordinance Change – 17.07.040 General Definitions Developable Acreage**

**Watkins** reviewed the staff information for the requested ordinance change.

**Staff** and **Commissioners** discussed why the RU2 and RU5 are not included in this change, why parks are included, the scope of impact and long term impacts on right of ways.

**06:17:00**

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

**Seth Tate** representing the applicant commented on how the current ordinance doesn't seem fair for development and disincentives development.

**Watterson** asked if Mr. Tate had done any analysis of other counties.

**Mr. Tate** commented they reviewed policies for some counties in central Utah, Box Elder, Rich, and Weber Counties. Only Weber County had specific language removing right of ways from developable acreage.

**Watkins** asked Mr. Tate about the density language.

**Mr. Tate** responded that he agrees definitions that are affected by the change should be made to be congruent and make sure the code is consistent all the way through.

**06:25:00**

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

**Commissioners** and **Staff** discussed the density and dedicating ground for right of ways to the county, how the change could affect the road manual with density, how this change is in relation to creating additional lots, this change is for public not private roads, and if the density wording could be approved tonight.

*Lee* motioned to recommend approval to the County Council for the Ordinance Change – 17.07.040 General Definitions Developable Acreage and Density; *Parker* seconded; **Passed 6, 0.**

**06:48:00**

**#9 Discussion: Ordinance Change – 17.07.040 General Definitions – Developable Acreage & Sensitive Areas Non-Developable**

**Watkins** reviewed the information for the proposed ordinance change.

**Staff** and **Commissioners** discussed how sensitive areas are currently excluded from developable acreage calculations and how the suggested change would affect the calculation for developable acreage, how this change could preserve good agricultural ground, and how this could potentially reduce the number or rezone requests for bench areas.

**07:14:00**

**#10 Elections for Chair and Vice Chair**

*Watterson* nominated *Nate Daug* as the chair for the Commission and the vote in favor was unanimous 6, 0.

*Christensen* nominated *Lane Parker* as vice chair for the Commission and the vote in favor was unanimous 6, 0.

**07:20:00**

**Adjourned**