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1 **Present:** Stephen Nelson, Conner Smith, Angie Zetterquist, Lane Parker, Nate Daus, Brady
2 Christensen, Kurt Bankhead, Chris Sands, Nolan Gunnell, Andrew Crane, Matt Phillips, Megan Izatt

3 **5:00:00 PM**

4 Light refreshments served in the Cache County Conference Room.

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

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

7 **05:30:00**

8 **Agenda and Minutes**

9 ***Parker** motioned to approve the agenda and minutes from June 6, 2024; **Sands** seconded (Check) **Passed***
10 ***5, 0.***

11 **05:31:00**

12 **Regular Agenda**

13 **#1 Public Hearing (5:35 p.m.) – Vernon Investments Rezone**

14 **Smith** reviewed the staff report for the Vernon Investments Rezone.

15 **05:35:00**

16 ***Sands** motioned to open the public hearing for the Vernon Investments Rezone; **Parker** seconded; **Passed***
17 ***5, 0.***

18 **No Public Comment.**

19 ***Bankhead** motioned to close the public hearing for the Vernon Investments Rezone; **Parker** seconded;*
20 ***Passed 5, 0.***

21 **Staff** and **Commissioners** discussed the proposed use of the property for storage/warehouse and
22 annexation in to Wellsville.

23 ***Christensen** motioned to continue the Vernon Investments Rezone for up to 90 Days; **Sands** seconded;*
24 ***Passed 5, 0.***

25 **05:41:00**

26 **#2 Cronquist Temporary Extraction Conditional Use Permit**

27 **Wayman Stodart** requested a 90-day extension for the Cronquist Temporary Extraction CUP.

28 **Staff** and **Commissioners** discussed the extension request.

1 *Parker* motioned to continue the Cronquist Temporary Extraction Conditional Use Permit up to 90 days;
2 *Sands* seconded; **Passed 5, 0.**

3 **05:44:00**

4 **#3 Quarter-In Ventures Property – Equestrian Services Conditional Use Permit**

5 **Smith** reviewed the staff report for the Quarter-In Ventures Property – Equestrian Services Conditional
6 Use Permit.

7 **Staff** and **Commissioners** discussed the road improvement requirements.

8 **Steve Wood** is the engineer for the project and commented on the septic for the campground.

9 **Staff** and **Commissioners** discussed the septic.

10 **Mr. Wood** commented on the LOMAR for the property through FEMA and the traffic impact study.

11 **Daug**s commented on the traffic impact for surrounding uses.

12 **Erik Jensen** commented on the traffic impact.

13 **Mr. Wood** commented on traffic for the project occurring during non-peak hours and the road
14 improvements being required along the frontage.

15 **Phillips** commented on road improvements being required along the main route used to access the
16 property and what is included in the traffic study.

17 **Mr. Wood** asked about partnering with the County on some of the road improvements.

18 **Phillips** responded that the County Council would make that decision.

19 **Sands** commented on lighting and sound.

20 **Daug**s commented on the tank for water for fire coverage.

21 **Staff** and **Commissioners** discussed noise and the proposed trail.

22 *Parker* motioned to approve the Quarter-In Ventures – Equestrian Services Conditional Use Permit with
23 27 conditions and 2 conclusions; *Sands* seconded; **Passed 5, 0.**

24 **06:22:00**

25 **#4 King Irrigation – Full Pressurization Project Conditional Use Permit**

26 **Zetterquist** reviewed the staff report for the King Irrigation – Full Pressurization Project Conditional Use
27 Permit.

28 **Staff** and **Commissioners** discussed condition 11 and the ground possibly being converted back to
29 agricultural production.

1 **Steve Wood** commented as the engineer of the project on condition 11 and encouraging the surrounding
2 farmers to use the ground and the depth of the pipe.

3 **Phillips** commented on the noxious weed plan and against removing condition 11.

4 ***Parker** motioned to approve the King Irrigation – Full Pressurization Conditional Use Permit with the*
5 *16 Conditions and 3 conclusions; **Bankhead** seconded; **Passed 5, 0.***

6 **06:34:00**

7 **#5 Walnut Grove Events Conditional Use Permit**

8 **Smith** reviewed the staff report for the Walnut Grove Events Conditional Use Permit.

9 **Staff** and **Commissioners** discussed meeting the agritourism requirements and making sure the project
10 doesn't become a commercial business, and agritourism vs a recreational facility.

11 **Christan Ravsten** commented on accepting USU's sights, sounds, and smells of agriculture next door,
12 the canal, a lighting plan, and storm water.

13 **Daug**s commented that it should be basic if they are not making major changes.

14 **Sands** asked about what will be produced.

15 **Mr. Ravsten** commented the in-shell walnuts, fruit trees, and garden produce.

16 ***Parker** motioned to approve the Walnut Grove Events Conditional Use Permits with the 16 conditions*
17 *and 2 conclusions; **Sands** seconded; **Passed 5, 0.***

18 **Nelson** introduced Brandon Bell, the new Countywide Planner.

19 **06:57:00**

20 **Adjourned.**