



Planning Commission Minutes

1 February 2024

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Present: Angie Zetterquist, Stephen Nelson, Conner Smith, Brady Christensen, Nate Daus, Jay Rigby, Jason Watterson, Chris Sands, Nolan Gunnell, Megan Izatt

5:00:00 PM

Light refreshments served in the Cache County Conference Room.

Start Time: 05:32:00

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

05:33:00

Agenda and Minutes

Watterson motioned to approve the agenda and minutes from January 4, 2024; **Rigby** seconded; **Passed 5, 0.**

05:34:00

Consent Items

#1 Ohana Mauna Subdivision 1st Amendment

#2 Old Canyon Subdivision 1st Amendment

Watterson motioned to approve the 2 consent items; **Riby** seconded; **Passed 5, 0.**

05:35:00

Regular Action Items

#3 Aspen Springs Storage Conditional Use Permit

Zetterquist introduced Connor Smith.

Zetterquist reviewed the staff report for the Aspen Springs Storage Conditional Use Permit (CUP).

Staff and **Commissioners** discussed lighting and dark sky compliance, and fire suppression.

Sands motioned to approve the Aspen Springs Storage Conditional Use Permit with 16 conditions and 3 conclusions; *Watterson* seconded; **Passed 5, 0.**

05:48:00

#4 Discussion: 2024 Code Amendment Priorities

Nelson reviewed the list of suggested 2024 code amendment priorities.

Staff and **Commissioners** discussed private roadway standards, flag lots, grandfathering old lots, resort development standards, short term rentals, detached accessory dwelling units (ADUs), living on property while home is under construction, Campgrounds/RVs on property, identifying potential gravel pit areas, and noise ordinances.

Phillips informed the Commissioners that there is policy regarding private roads not becoming county roads.

Staff and **Commissioners** discussed the road manual and bringing that before the Commissioners, zoning around Clarkston, how to regulate reservoirs and hydroelectric projects, civil code updates, and protecting animal habitat.

06:44:00

#5 Annual Disclosures/Conflict of Interest

Nelson reviewed the disclosure/conflict of interests' information.

Nelson informed the Commissioners that Angie Zetterquist has been hired as the Planning Manager and Connor Smith will take on more planning duties as well.

06:54:00

Adjourned