



Planning Commission Minutes

2 May 2024

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Present: Stephen Nelson, Conner Smith, Angie Zetterquist, Val Jay Rigby, Lane Parker, Nate Daugs, Jason Watterson, Chris Sands, Brady Christensen, Nolan Gunnell, Andrew Crane, Matt Phillips, Megan Izatt

5:00:00 PM

Light refreshments served in the Cache County Conference Room.

Start Time: 05:30:00

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

05:32:00

Agenda and Minutes

Parker motioned to approve the agenda and the April 4, 2024 meeting minutes; **Rigby** seconded; **Passed 6, 0.**

Regular Action Items

#1 Public Hearing (5:35 p.m.) – Quarter-In Ventures Property Rezone

Smith reviewed the staff report for the Quarter-In Ventures Property Rezone.

05:35:00

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

Sands asked about the needed road improvements and if the applicant is aware of them.

Erik Jensen responded they are aware of improvements.

Scott Archibald asked for clarification on what road improvements are being required.

Daugs commented that the requirements should be two paved lanes along the frontage with 2-foot-wide shoulders.

Mr. Archibald responded ok.

Mr. Jensen commented on the road improvements.

Mr. Archibald asked if curb and gutter would be required.

Daugs responded he did not believe so.

Sands asked if the two projects are separate.

Mr. Jensen responded they are related projects.

Sands asked what the intention on the commercial rezone.

Mary Jensen responded parking essentially and that the equine facility cannot have overnight parking in an agricultural zone so the intent is to rezone for events that will be held.

Zetterquist asked if there would be an overnight campground.

Ms. Jensen responded no, the only overnight stays would be people attending the events and they would be staying in their overnight trailers.

Daug asked if access for both facilities would be off the same road.

Ms. Jensen responded yes and that they are not going to touch the wetlands area on the property.

Staff and **Commissioners** discussed notification of the cities and planned land use by the cities in the area.

Christensen asked about access.

Ms. Jensen responded access from 12th would be preferred.

Rigby asked if the applicants were aware of the smells in the area.

Ms. Jensen responded they are.

Rigby asked if the applicants were aware of the flies.

Ms. Jensen responded they are and they don't foresee a problem with it.

05:46:00

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

Staff and **Commissioners** discussed the other CUPS in the area and the potential other business that can come into the area easier with the rezone.

Watterson** motioned to recommend approval to the County Council for the Quarter-In Ventures Property rezone with the 2 findings and option 2; **Parker** seconded; **Passed 6, 0.

05:53:00

#2 Quarter-In Ventures Property – Equestrian Services Conditional Use Permit

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

Staff and **Commissioners** discussed the trails plan and the planned trail on the property.

Smith continued reviewing the staff report.

Nelson commented on the trail easement.

Staff and **Commissioners** discussed the exaction of a trail easement, reviewed the included site plan, and location of the septic.

Daugs asked about the arena that is listed as only being used during day time hours.

Mr. Jensen responded the operations would vary by seasons so daylight hours would be sufficient.

Ms. Jensen commented that they are looking at LED lighting that faces down.

Daugs asked about moving the canal.

Mr. Archibald commented that they have not approached the canal company yet.

Mr. Jensen commented there has been information discussion with Blacksmith Fork canal.

Daugs asked about the bridge across the slough.

Archibald commented on working with the Army Corp of Engineers.

Sands asked if they were aware of everything that would be required for the public water system.

Ms. Jensen responded yes.

Daugs asked about the trail requirement.

Ms. Jensen responded they are not opposed as long as it can be east of the canal.

Christensen asked if that would be different then the County's proposal.

Ms. Jensen commented that it would be better on the eastside of the property.

Nelson responded the County would be fine either way.

Mr. Archibald asked about doing the trail on the perimeter.

Gunnell asked if they would be good with dogs and other animals on the trail.

Ms. Jensen responded as long as they aren't liable if a dog wanders onto the horse responsibility and it would be good on the east side so the slough is a barrier also and they would love it to be horse accessible.

Sands responded that he would expect the County to work with the Jensen's on location and trail details.

Ms. Jensen commented that access on the trails for horses would be a plus.

Sands responded this seems to be a good area to have a trail for horse access.

Ms. Jensen asked about the wetlands on the land and the trail leaving it undisturbed.

Sands responded there are ways to put a trail in that would mitigate the wetlands issues.

Christensen asked about tying the arena to day use only.

Ms. Jensen responded that could be needed an issue for the summer.

Christensen commented lighting just needs to be unintrusive to neighbors.

Daugs asked about noise with the announcing arena and what hours that would be used.

Ms. Jensen responded roping events are held on weekends and that it shouldn't be any more intrusive than a baseball or football game.

Sands commented there isn't nearby residences currently but it will come.

Ms. Jensen commented that the announcer's box will be used by both the inside and outside arena and just for announcing times.

Sands responded that the sounds from the fairgrounds do carry.

Ms. Jensen responded there would be no concerts or derbies.

Parker commented on the size of the facilities, lighting, the opportunity for overflow from events being held at the County fairgrounds, and seating for the indoor arena.

Ms. Jensen commented on indoor seating for the arena.

Parker commented on asking for what they would like to be as an end goal and having those numbers reflected in their current application.

Daugs commented that if 500 is the limit, then change the parking analysis to include that so they don't need to come back later.

Archibald asked about a tiered study for the parking and septic.

Daugs responded that would be fine.

Commissioners discussed mass gathering permits, how to handle large numbers with the CUP, and porta potties for large events.

Christensen asked about how the number for septic was.

Mr. Jensen responded they didn't calculate for porta potties.

Archibald commented on the health department requirements.

Mr. Jensen asked if a mass gathering permit is difficult.

Watterson responded that does not go through the planning commission.

Zetterquist explained the permit and how a CUP could cover that.

Archibald asked about how to build that into the permit.

Zetterquist responded regarding how to cover the extended numbers under the CUP and that they would also need to work with the Bear River Health Department.

Mr. Jensen asked Parker about overflow.

Parker responded Tremonton typically takes 500 and asked how many permanent stalls.

Ms. Jensen responded 20 at first with room to grow.

Sands commented on applying for the end goal numbers of what the Jensen's want to do.

Nelson commented that an additional application will be need for the east side for the parking and needing to apply for more parking on the west side. The application could be continued for the applicant to redo some of the application for more people.

Daugs asked if they foresee problems with the well due to the history of the property.

Mr. Jensen responded they don't think so.

Mr. Archibald responded there are options to move it to other areas, especially if the rezone on the other parcel is approved.

Gunnell asked about source protection zones.

Mr. Archibald explained source protection zones and the different requirements.

Staff and **Commissioners** discussed the location being right for the project and the trail easement condition.

Zetterquist asked if the applicant would like to continue with the application tonight or if they would like a continuance to rework some areas.

Mr. Jensen responded continuance.

Sands motioned to continue the Quarter-In Ventures Property – Equestrian Services Conditional Use Permit up to 90 days; Watterson seconded; Passed 6, 0.

06:57:00

Commissioners took a small break.

07:00:00

#3 Discussion – Possible Code Amendments – Conditional Use Permits and Subdivisions

Nelson reviewed the suggested changes for the Subdivisions Code.

Staff and **Commissioners** reviewed the review cycle timeline.

Nelson reviewed the current CUP standards and how staff would like to review the code and create good standards for CUPS going forward.

Staff and **Commissioners** discussed what was meant by buffering, protecting current right of ways and accesses, tying conditions regarding things like noise back to national standards, new standards required for affordable/moderate housing, agritourism and when agricultural buildings then become commercial buildings for that use, and how to keep the public safe for agritourism.

07:38:00

Adjourned