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1 **Present:** Stephen Nelson, Conner Smith, Angie Zetterquist, Val Jay Rigby, Lane Parker, Nate Daugs,
2 Brady Christensen, Nolan Gunnell, Andrew Crane, Megan Izatt

3 **5:00:00 PM**

4 Light refreshments served in the Cache County Conference Room.

5 **Start Time: 05:50:00**

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

7 **05:52:00**

8 **Agenda and Minutes**

9 ***Rigby** motioned to approve the agenda and minutes from the May 2, 2024 meeting; **Christensen***
10 *seconded; **Passed 4, 0.***

11 **06:15:00**

12 **Consent Items**

13 **#1 Mount Sterling Acres Subdivision**

14 **#2 Sadies Farm Subdivision Preliminary Plot**

15 **#3 Cub River Estates Phase 1 Subdivision Preliminary Plot**

16 **#4 Hunz-Acres Small Subdivision 3rd Amendment**

17 ***Parker** motioned to approve Consent items 1,2 and 4; **Christensen** seconded; **Passed 4, 0.***

18 ***Parker** motioned to remove item #3 from the consent agenda; **Christensen (check)** seconded; **Passed 4,***
19 ***0.***

20 **Larry Rosen** commented on item #3 regarding concerns with access, winter time access, emergency
21 services access, septic, water and wells, open space, and designated wetlands.

22 **Staff** and **Commissioners** discussed access, location of the road, and a feasibility letter for the septic
23 from the Health Department.

24 ***Parker** motioned to approve item #3 for the Cub River Estates Phase 1 Subdivision Preliminary Plot;*
25 ***Christensen** seconded; **Passed 4, 0.***

26 **06:27:00**

27 **Regular Action Items**

28 **#5 Nautica Subdivision 1st Amendment**

1 **Zetterquist** reviewed the staff report for the Nautica Subdivision 1st Amendment.

2 **Staff** and **Commissioners** discussed the total number of homes.

3 **Christensen** motioned to recommend denial to the County Council for the Nautica Subdivision 1st
4 Amendment; **Riby** seconded; **Passed 4, 0.**

5 **05:52:00**

6 **#6 Public Hearing (5:45 PM) – Powder Mountain Development Agreement**

7 **Parker** motioned to open the public hearing for the Powder Mountain Development Agreement; **Rigby**
8 seconded; **Passed 4, 0.**

9 **Nelson** reviewed the staff report for the Powder Mountain Development Agreement.

10 **Staff** and **Commissioners** discussed how long a development agreement is good for.

11 **Brooke Hontz** presented on Powder Mountain and how they are wanting to build two ski lifts.

12 **Gunnell** asked if construction could be completed this summer.

13 **Ms. Hontz** responded most likely and that there is no opposition to having a deadline on the development
14 agreement.

15 **Christensen** asked about revenue for Cache County.

16 **Ms. Hontz** commented on collecting revenue in Cache County and how with the master plan there will
17 be a financial impact study completed.

18 **06:13:00**

19 **Parker** motioned to close the public hearing; **Rigby** seconded; **Passed 4, 0.**

20 **Staff** and **Commissioners** discussed timeline of approval.

21 **Rigby** motioned to recommend approval to the County Council for the Powder Mountain Development
22 Agreement; **Parker** seconded; **Passed 4, 0.**

23 **06:33:00**

24 **#7 Public Hearing (6:00 PM) – Title 16 Subdivision Ordinance**

25 **Nelson** reviewed the changes to the subdivision ordinance due to a change in state code.

26 **Staff** and **Commissioners** discussed the definition of a subdivision.

27 **06:46:00**

28 **Parker** motioned to open the public hearing; **Rigby** seconded; **Passed 4, 0.**

1 **No Public Comment**

2 ***Parker** motioned to close the public hearing; **Rigby** seconded; **Passed 4, 0.***

3 ***Parker** motioned to recommend approval to the County Council for the Title 16 Subdivision Ordinance;*
4 ***Rigby** seconded; **Passed 4, 0.***

5 **06:48:00**

6 **#8 Discussion – Conditional Use Permits**

7 **Nelson** reviewed the staff concerns with parking, site plans, and changes to CUPs coming back to the
8 planning commission.

9 **Staff** and **Commissioners** discussed parking and special permits, more robust parking standards, and
10 active transportation.

11 **07:00:00**

12 **Adjourned**