



<u>Item</u>	<u>Page</u>
<u>Regular Action Items</u>	
1. Vernon Investments Rezone	2
2. Cronquist Temporary Extraction CUP.....	3
3. Public Hearing (5:45 PM or soon thereafter): Chambers Rezone.....	5
4. Public Hearing (5:55 PM or soon thereafter): Honey Solar Stone Project Ordinance Amendment	6
5. Bold K9 Solution, LL CUP	7
6. Discussion: Public Notice Process	7
7. Discussion: General Plan Water & Land Use Element	7
8. Discussion: Short-Term Rentals & Code Enforcement.....	7

1 **Present:** Conner Smith, Stephen Nelson, Brady Christensen, Jason Watterson, Lane Parker, Nate Daus,
2 Kurt Bankhead, Nolan Gunnell, Andrew Crane, Camden, Brandon Bell, Jason Winn, 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 **Bankhead** gave the opening remarks.

7 **05:31:00**

8 **Agenda and Minutes**

9 ***Parker** motioned to approve the agenda; **Watterson** seconded; **Passed 4, 0.***

10 ***Parker** motioned to approve the minutes from September 5, 2024; **Watterson** seconded; **Passed 4, 0.***

11 **05:32:00**

12 **Regular Action Items**

13 **#1 Vernon Investments Rezone**

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

15 **Daus** asked if the applicant had approached Wellsville about annexation

16 **Michael Pressly** responded they have and are working with Wellsville.

17 **05:34:00**

18 **Christensen** arrived.

19 **Parker** asked if they would prefer to be in the Wellsville.

20 **Mr. Preston** commented yes.

21 **Watterson** asked about the base zone of Mr. Preston's property in Wellsville.

22 **Mr.** responded it is commercial.

23 **Parker** asked what the benefit is to rezone now if they are still trying to work with Wellsville.

24 **Mr.** responded that he believes it will be easier to annex into Wellsville and they would like to be able to
25 be use the land that Vernon Investments currently owns.

26 **Travis Nielson** commented in support of the rezone and Sharp Transportation being good business and
27 community member.

1 *Christensen* motioned to recommend approval to the County Council for the Vernon Investments Rezone
2 with the 2 conclusions; **Parker** seconded; **Passed 5, 0.**

3 **06:30:00**

4 **#2 Cronquist Temporary Extraction Conditional Use Permit**

5 **Nelson** reviewed the staff report for the Cronquist Temporary Extraction Conditional Use Permit (CUP).

6 **Wayman Stodart** presented on behalf of the applicant for the Cronquist Temporary Extraction CUP.

7 **Jeff Daugherty** presented on behalf of the applicant on what planning and zoning is, the intent of an
8 extraction permit, and his recommendations to the applicants.

9 **Shawn Cronquist** commented on his application, history of the ranch, and his reason for the extraction.

10 **Parker** asked how long extraction will take.

11 **Mr. Cronquist** stated no more than 3 years.

12 **Parker** asked about the trucks.

13 **Mr. Cronquist** stated it would be 18 wheelers and a side dump.

14 **Parker** asked about where the trucks start to intersect traffic.

15 **Mr. Cronquist** explained the route the trucks take.

16 **Daug**s asked how many yards of filled have been hauled out.

17 **Mr. Cronquist** commented maybe 5,000-10,000 yards.

18 **Daug**s asked about the estimated cost of moving the material to gain 5 acres of crop land.

19 **Mr. Cronquist** commented it will be a pasture and hundreds of thousands of dollars.

20 **Daug**s asked about the size of the parcel.

21 **Mr. Cronquist** commented about 80 acres.

22 **Daug**s asked about the traffic study being done on April 5.

23 **Mr. Cronquist** responded the traffic study was just completed after talking to staff.

24 **Nelson** commented on the county code requiring this type of operation to operate like a commercial
25 operation.

26 **Mr. Stodart** commented on the commercial classification.

1 **Chase Petersen** commented in support of the proposal and on the county needing to keep their roads up
2 to standard and not private property owners being responsible for those improvements, and property
3 owners being allowed to do what they want on their property.

4 **Shawna Twitchell** commented against the proposal and on the history of the land and illegal extraction,
5 and truck traffic.

6 **Kathleen Capels** commented against the proposal and on a letter from the Utah Division of Water
7 Rights, lack of water rights, the traffic study, and traffic safety concerns.

8 **Bobbie Dansle** commented against the proposal and on loss of property due to damage to her house and
9 fences due to a truck hitting them both, health concerns with the dust, and concerns for traffic safety.

10 **Dan Croft** commented in support of the proposal and on temporary impacts of the extraction.

11 **Jen Thompson** commented in support of the project.

12 **Todd Orme** commented in support of property rights but also making sure that the impacts are mitigated
13 and how temporary the project will be, the number of trucks and truck size, impact on roads, and making
14 sure mitigations are in line with the impacts.

15 **John Winn** commented on the truck traffic on the road and safety of the road.

16 **Cody Zohner** commented that he is the engineer that ran the traffic study and explained how he ran the
17 traffic study and that it was done in April to meet the timeline of the county.

18 **Shelly Palentine** commented with concerns for the road and too much traffic on the road.

19 **Ms. Capel** commented that the impacts on other's property rights should be taken into consideration.

20 **08:00:00**

21 *Parker motioned to extend the meeting for 30 mins; Watterson seconded; Passed 4, 0.*

22 **Caralee Stokes** commented against the project with concerns for the road and safety for traffic.

23 **Terry Cronquist** commented with concerns regarding the road.

24 **Travis Nielson** commented in support of the project and that other options for the trucks would be cost
25 prohibitive.

26 **Ms. Dansle** commented on Mr. Cronquist losing his grader in the winter because it was slick and almost
27 hitting her house.

28 **Ms. Twitchell** commented there would be no charge to go the other way.

29 **Dayton Niemann** commented on improving land for agricultural and with concerns for the road not
30 being valid.

- 1 **Mr. Stodart** commented on extra conditions the applicant is willing to agree to.
- 2 **Staff** and **Commissioners** discussed the size of the project.
- 3 **Mr. Cronquist** explained the land disturbance permit area.
- 4 **Staff** and **Commissioners** discussed a commercial vs a minor operation.
- 5 **Christensen** asked if the total acreage disturbed would be 5 acres or less.
- 6 **Mr. Stodart** commented yes, the total cut area would be 5 acres or less.
- 7 **Staff** and **Commission** discussed what is included, such as the cut area, shop, truck parking etc., is
8 included in the 5 acres.
- 9 **Mr. Stodart** commented on the dual permitting and what is included in the area being worked. A land
10 disturbance permit has been applied for and granted and is being followed.
- 11 **Nelson** commented on the site grading use part of the code and how it does not apply to this project.
- 12 **Staff** and **Commissioners** discussed the site grading, possibly continuing the item, roads, a definition of
13 commercial vs minor extraction and how state code would define the project.
- 14 **08:30:00**
- 15 **Christensen** left.
- 16 ***Parker** motioned to extend the meeting for 30 minutes; **Bankhead** seconded, **Passed 4, 0.***
- 17 **Staff** and **Commissioners** discussed needing more information before a decision can be made.
- 18 ***Watterson** motioned to continue the **Cronquist Temporary Extraction Conditional Use Permit up to 90**
19 **days; **Check** seconded; **Passed 4, 0.*****
- 20 **05:39:00**
- 21 **#3 Public Hearing (5:45 PM or soon thereafter): Chambers Rezone**
- 22 **Smith** reviewed the staff report for the Chambers Rezone.
- 23 **05:45:00**
- 24 ***Parker** motioned to open the public hearing; **Christensen** seconded; **Passed 5, 0.***
- 25 **Don Cripps** commented with concerns for the future use of storage units, that the rezone doesn't meet
26 the code for multiple reasons, and wanting the land to remain agricultural.
- 27 **Chris Chambers** commented that it isn't feasible for the land to remain agricultural and he does not
28 want to sell the land and this rezone allows him to retain ownership.

1 **Theresa Larson** commented on wanting the area to remain agricultural, storage units being an eyesore
2 and reducing property values, commercial zones allowing all different types of businesses, and water.

3 **05:54:00**

4 **Watterson** motioned to close the public hearing; **Parker** seconded; **Passed 5, 0.**

5 **Commissioners** discussed the possibility of storage units being built.

6 **Daug** asked about annexation into Smithfield.

7 **Mr. Chambers** responded they have not talked with Smithfield.

8 **Commissioners** discussed the location and possibility of storage units.

9 **Mr. Chambers** commented that there is a cabinet shop just to the west and there are some storage units
10 closer to Smithfield also.

11 **Christensen** motioned to recommend approval to the County Council for the Chambers Rezone; **Parker**
12 seconded; **Passed 5, 0.**

13 **06:05:00**

14 **#4 Public Hearing (5:55 PM or soon thereafter): Honey Solar Stone Project Ordinance**
15 **Amendment**

16 **Nelson** reviewed the memorandum for the Honey Solar Stone Project Ordinance Amendment.

17 **Staff** and **Commissioners** discussed which zones solar projects would be allowed in and the proposed
18 exemptions and creating a broader overlay zone to encompass solar projects.

19 **06:18:00**

20 **Watterson** motioned to open the public hearing; **Parker** seconded; **Passed 5, 0.**

21 **Cole Stocker** commented as the proponent on continuing the proposal for staff and the proponent can
22 work together.

23 **Gunnell** asked about the broadness of the proposal.

24 **Parker** asked about other projects.

25 **Mr. Stocker** commented there are several projects in varying stages and explained how they start with a
26 broad proposal and then work with the entities involved to narrow the ordinance language.

27 **Staff** and **Commissioners** discussed the timeline for recording a CUP.

28 **Watterson** motioned to close the public hearing; **Parker** seconded; **Passed 5, 0.**

1 **Staff** and **Commissioners** discussed continuing the item for more discussion and work, the possibility of
2 a battery facility, and a joint meeting with the County Council.

3 **Parker** motioned to continue the Honey Solar Stone Project Ordinance Amendment up to 120 days and
4 recommended that other communities with solar projects be looked at for ordinance language;
5 **Watterson** seconded; **Passed 5, 0.**

6 **08:37:00**

7 **#5 Bold K9 Solutions, LLC CUP**

8 **Smith** reviewed the staff report for the Bold K9 Solutions, LLC CUP.

9 **Gunnell** asked about the total number of dogs on site.

10 **Shane Demler** commented that most of the dogs are dropped off for training during the day and picked
11 up the same day and commented on their training philosophy.

12 **Mr. Stodart** commented on completing the conditions and the training and kenneling businesses and a
13 dumpster for waste.

14 **Parker** motioned to approve the Bold K9 Solutions, LLC CUP based on the 9 conditions and 2
15 conclusions; **Watterson** seconded; **Passed 4, 0.**

16 **09:00:00**

17 **#6 Discussion: Public Notice Process**

18 **Smith** reviewed the current noticing practices for the County and the White Bison complaint.

19 **Staff** and **Commissioners** discussed the distance used for noticing and increasing the distance.

20 **08:49:00**

21 **#7 Discussion: General Plan Water & Land Use Element**

22 **Bell** reviewed the reason behind the General Plan Water & Land Use element and the information for the
23 plan.

24 **Staff** and **Commissioners** discussed splitting out the information for irrigated agriculture and non-
25 irrigated agriculture into to 2 items.

26 **09:00:00**

27 **Watterson** motioned to extend the meeting for five minutes; **Parker** seconded; **Passed 4, 0.**

28 **#8 Discussion: Short-Term Rentals & Code Enforcement**

29 **Moved to next meeting.**

1 09:10:00

2 Adjourned.