

| <u>Item</u>  | <u>Page</u> |
|--|-------------|
| <u>Consent Items</u>   |             |
| 1. Geneva Rock – Newton Pit Conditional Use Permit .....                                     | 2           |
| 2. Pitcher Subdivision.....  | 2           |
| 3. Maltese Cross Subdivision .....   | 2           |
| <u>Regular Action Items</u>  |             |
| 4. Public Hearing (5:35 PM or soon thereafter): CVB Rezone .....                             | 2           |
| 5. Public Hearing (5:50 PM or soon thereafter): Marshall Maughan Trust A10 to RU5 Rezone ... | 3           |
| 6. Workshop/Discussion – Powder Mountain Master Plan .....                                   | 4           |
| 7. Discussion: Short-Term Rentals & Code Enforcement .....                                   | 6           |
| 8. Review and Approval of 2025 Meeting Dates and Application Deadlines .....                 | 6           |
| 9. Upcoming – Elections for Chair and Vice Chair .....                                       | 6           |
| 10. Upcoming – Cache Summit 2024 – Wednesday, November 13.....                               | 7           |

1 **Present:** Conner Smith, Stephen Nelson, Angie Zetterquist, Brady Christensen, Jason Watterson, Lane  
2 Parker, Nate Daus, Chris Sands, Nolan Gunnell, Andrew Crane,

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 **Smith** informed the Commission of a name change for the Pitcher Subdivision to the Cody Pitcher  
8 subdivision.

9 **Agenda and Minutes**

10 **Watterson** motioned to approve the agenda with the name change for the Pitcher Subdivision to the Cody  
11 Pitcher Subdivision and the Powder Mountain Discussion moving further down on the agenda and to  
12 approve the minutes from October 3, 2024; **Parker** seconded; **Passed 5, 0.**

13 **Ayes:** Brady Christensen, Jason Watterson, Lane Parker, Nate Daus, Chris Sands

14 **Nays:** 0

15 **Consent Items**

16 **#1 Geneva Rock – Newton Pit Conditional Use Permit**

17 **#2 Pitcher Subdivision**

18 Subdivision name has been updated to the Cody Pitcher Subdivision.

19 **#3 Maltese Cross Subdivision**

20 **Watterson** motioned to approve the consent agenda; **Parker** seconded; **Passed 5, 0.**

21 **Ayes:** Brady Christensen, Jason Watterson, Lane Parker, Nate Daus, Chris Sands; **Nays:** 0

22 **Regular Action Items**

23 **#4 Public Hearing (5:35 PM or soon thereafter): CVB Rezone**

24 **Smith** reviewed the staff report for the CVB rezone.

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

26 **Ayes:** Brady Christensen, Jason Watterson, Lane Parker, Nate Daus, Chris Sands; **Nays:** 0.

27 **Doug Johnson** asked about access.

28 **Daus** commented that at this point access isn't discussed at a rezone but at application for other uses of  
29 the property.

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

31 **Ayes:** Brady Christensen, Jason Watterson, Lane Parker, Nate Daus, Chris Sands; **Nays:** 0.

32 **Sands** asked about annexation into Hyde Park.

33 **Scott Robinson** responded they had and would prefer to stay in the County at this time.

34 **Daus** asked about access.

35 **Mr. Robinson** commented on the current access on the westside.

36 **Christensen** asked about the boundary of Hyde Park.

37 **Mr. Robinson** reviewed the boundaries of the property.

38 **Sands** asked why they wouldn't annex into Hyde Park.

39 **Mr. Robinson** responded that the property will be used for storage space and that they are not needing  
40 utilities.

41 **Christensen** asked about water.

42 **Mr. Robinson** responded there is no water for the property and commented that Hyde Park is planning to  
43 run 200 W down the eastside of the property and that there is a sewer line under the road also.

44 **Commissioners** discussed annexation into Hyde Park.

45 **Mr. Robinson** commented that there is industrial and commercial on three sides currently.

46 **Sands** commented on annexation into Hyde Park.

47 **Mr. Robinson** responded that at some point annexation might happen.

48 **Commissioners** and **Staff** discussed access.

49 **Christensen** asked about annexation and access to services.

50 **Mr. Robinson** commented they don't need services at this point but could annex into Hyde Park at some  
51 point if utilities are needed.

52 **Sands** motioned to recommend approval to the County Council for the CVB Rezone with the three  
53 conclusions; **Watterson** seconded; **Passed 5, 0.**

54 **Ayes:** Brady Christensen, Jason Watterson, Lane Parker, Nate Daus, Chris Sands; **Nays:** 0.

55 **#5 Public Hearing (5:50 PM or soon thereafter): Marshall Maughan Trust A10 to RU5 Rezone**

56 **Smith** reviewed the staff report for the Marshall Maughan Trust A10 to RU5 Rezone.

57 **Parker** motioned to open the public hearing for the Marshall Maughan Trust A10 to RU5 Rezone; **Sands**  
58 seconded; **Ayes:** Brady Christensen, Jason Watterson, Lane Parker, Nate Daus, Chris Sands; **Nays:** 0.

59 **Dave Rupp** commented as a representative of the applicant and on the zoning in the surrounding area.

60 **Sands** asked about access.

61 **Mr. Rupp** responded they have talked with UDOT and have access worked out with them.

62 **Parker** motioned to close the public hearing; **Christensen** seconded; **Ayes:** Brady Christensen, Jason Watterson, Lane Parker, Nate Daus, Chris Sands; **Nays:** 0.

64 **Commissioners** discussed the request for the RU5 over the RU2 that was applied for earlier in the year.

65 **Parker** motioned to recommend approval for the Marshall Maughan Trust A10 to RU5 Rezone;  
66 **Christensen** seconded; **Passed 5, 0.**

67 **Ayes:** Brady Christensen, Jason Watterson, Lane Parker, Nate Daus, Chris Sands; **Nays:** 0.

68 **#6 Workshop/Discussion – Powder Mountain Master Plan**

69 **Brooke Hontz** presented on the Powder Mountain Master Plan and gave an overview of the project and  
70 with a projected timeline for the project development.

71 **Christensen** asked if everything that has been presented tonight follows the code.

72 **Ms. Hontz** responded that there is a request with the CUP to rezone the land that is currently FR-40 to  
73 the Resort/Recreation Zone.

74 **Sands** asked about the fiscal analysis and the revenue for the different taxing municipalities.

75 **Ms. Hontz** responded that the revenues and expenses are both included in the report.

76 **Christensen** asked about access from Cache County.

77 **Ms. Hontz** responded there are no proposed changes for access from Cache County.

78 **Christensen** asked about access for construction.

79 **Ms. Hontz** responded that there are historic dirt road/ATV access but all access for the resort will  
80 continue as it currently is.

81 **Christensen** asked about the tax revenue and how it is generated.

82 **Ms. Hontz** explained how the tax revenue estimates were determined.

83 **Christensen** asked about inspections.

84 **Ms. Hontz** responded that the inspections that Cache County did, they inspectors drove around and  
85 through Weber.

86 **Sands** asked about communication with Weber regarding the project.

87 **Nelson** commented that he has reached out to Weber and they were not aware of the full scope of the  
88 project at that time but communication will be on going.

89 **Ms. Hontz** responded she had also reached out to Weber and they are aware of the project.

90 **Sands** asked about the status with Weber County.

91 **Ms. Hontz** gave a brief overview of the history of the project with Weber County.

92 **Daug**s asked about the creation of the new Ogden Valley City and how it will impact the resort.

93 **Ms. Hontz** responded there are some small portions that board the new City and that some commercial  
94 offices will be located in the new Ogden Valley City.

95 **Christensen** asked about emergency services.

96 **Ms. Hontz** responded Weber County will handle all of that.

97 **Christensen** asked if there were differences in fire code between the counties.

98 **Nelson** informed the Commission that coordination with the County's regarding fire will be worked out.

99 **Hammer** discussed fire coverage and expenses.

100 **Ms. Hontz** responded that Powder Mountain has met with both fire districts separately and jointly and  
101 that will be continued to be worked out but there seems to be no impediment to working that out.

102 **Christensen** asked about septic.

103 **Ms. Hontz** responded there no proposed septic because the resort is already covered by the Powder  
104 Mountain Special sewer and water district.

105 **Christensen** asked about pumping on the Cache County side.

106 **Ms. Hontz** responded they are working that question out.

107 **Christensen** asked if they are working with Bear River Health Department.

108 **Ms. Hontz** responded yes and that they are continuing to work with State.

109 **Daug**s asked if the current district can meet the demands of the resort or will a new water supply be  
110 needed.

111 **Ms. Hontz** responded that there is currently enough water for the buildout but if irrigation were to be  
112 wanted, additional wells will be needed. Those extra sources have been identified and will be brought  
113 online over time.

114 **Christensen** asked if Powder Mountain makes snow.

115 **Ms. Hontz** responded they currently don't but, in the future, there is the possibility of wanting to make  
116 snow.

117 **Watterson** asked if the resort is going to be private or public.

118 **Ms. Hontz** responded that the land in the non-winter seasons will have developments for everyone. The  
119 developments E, D, and F will be private. The skiing will be public in that area but the lifts will be  
120 private.

121 **Christensen** asked how many structures/individual units will be on the Cache County side.

122 **Ms. Hontz** responded that there will be 977.75 units; 290 single family, 443.75 hotel/multifamily, and  
123 244-unit equivalents of commercial units.

124 **Christensen** asked if there were restrictions on size for single family lots.

125 **Ms. Hontz** responded that single family lots do not have a maximum size for the size of home.

126 **Nelson** reviewed the unit equivalent density section of the code.

127 **Christensen** asked if this has been before the County Council.

128 **Ms. Hontz** responded that this body is the authority for the master plan. The rezone will go before the  
129 County Council but has not yet.

130 **#7 Discussion – Short-Term Rentals & Code Enforcement**

131 **Nelson** reviewed the information for code enforcement.

132 **Commissioners** and **Staff** discussed civil vs criminal penalties, and the number and types of enforcement  
133 cases.

134 **Nelson** reviewed the information for short-term rentals.

135 **Commissioners** and **Staff** discussed the current problems with short-term rentals and the activities that  
136 come with them, fire inspections, the impact vs the size of the rental, requiring a business license, and  
137 when a zoning clearance with staff is allowed and the threshold for triggering a conditional use permit for  
138 the rental.

139 **#8 Review and Approval for 2025 Meeting Dates and Application Deadlines**

140 **Zetterquist** reviewed the 2025 meeting dates and application deadlines.

141 **Christensen** motioned to approve the 2025 Meeting Dates and Application deadlines; **Parker** seconded;  
142 **Passed 5, 0.**

143 **Ayes:** Brady Christensen, Jason Watterson, Lane Parker, Nate Daus, Chris Sands; **Nays:** 0.

144

145

146 **#9 Upcoming – Elections for Chair and Vice Chair**

147 **Zetterquist** informed the commissioners that elections will be held next month.

148 **#10 Upcoming – Cache Summit 2024 – Wednesday, November 13th**

149 **Zetterquist** informed the commissioners that those who had asked to attend are registered.

150 **Commissioners** and **Staff** reviewed the agenda for December's meeting.

151 **Adjourned.**

DRAFT