



**Planning Commission Minutes**

**1 September 2022**

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**Regular Action Items**

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**Present:** Angie Zetterquist, Tim Watkins, Lane Parker, Jason Watterson, Brady Christensen, Chris Sands, Melinda Lee, Nate Daug, Brandon Spackman, Nolan Gunnell, Dirk Anderson, Taylor Sorensen, Megan Izatt

**Start Time: 05:32:00**

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

**05:35:00**

### Agenda

**Approved with no objection and with #5 removed.**

**05:35:00**

### Minutes

**Minutes from July 28, 2022 and August 4, 2022 approved with no objection.**

**05:36:00**

### Consent Items

#### #1 West Edge Estates CUP

#### #2 One Forty Two Subdivision 1<sup>st</sup> Amendment

#### #3 Lee Nelson Minor Subdivision 1<sup>st</sup> Amendment

*Watterson* motioned to approve the consent agenda; *Lee* seconded; **Passed 7, 0.**

**05:37:00**

### Regular Action Itmes

#### #4 Public Hearing (5:40 PM): Cache County General Plan

**Watkins** reviewed the staff report for the supplemental appendices to the General Plan: The Urban and Rural Area Assessment and the Cost of Services Plan.

**Staff** and **Commissioners** discussed future growth trends, regional collaboration for development, how to work with landowners who want to develop, cluster development, proving availability of water for cluster subdivisions, septic tanks for development, and when do service districts can happen.

**06:44:00**

*Lee* motioned to open the public hearing; *Daug* seconded; **Passed 7, 0.**

**Zan Summers** asked if the information presented tonight is available to the public online.

**Watkins** responded yes, under the media packet for the Planning Commission and through the Development Services website.

**06:46:00**

***Spackman** motioned to close the public hearing; **Daug**s seconded; **Passed 7, 0.***

**Staff** and **Commissioners** discussed when different types of development studies, such as water or septic, need to be required for larger developments.

***Watterson** motioned to continue the Cache County General Plan for up to 90 days; **Daug**s seconded; **Passed 7, 0.***

**#5 Discussion: The review and amendment of Title 17.07.030 Use Related Definitions and Title 17.07.404 General Definitions including but not limited to uses and definitions related to the following uses: 6400 Mineral Extraction, 6410 Topsoil Extraction, 6420 Site Grading**

**Removed from agenda.**

**07:00:00**

**Adjourned**