



Planning Commission Minutes

4 January 2024

Item

Page

Consent Agenda

- 1. Martin Bench Subdivision 2

Regular Action Items

- 2. Aspen Springs Storage Conditional Use Permit..... 2
- 3. Discussion: 2024 Code Amendment Priorities..... 2

Present: Angie Zetterquist, Stephen Nelson, Brady Christensen, Kurt Bankhead, Nate Daug, Val Jay Rigby, Nolan Gunnell, Taylor Sorensen, Megan Izatt

5:00:00 PM

Light refreshments served in the Cache County Conference Room.

Start Time: 05:32:00

Daug called the meeting to order and gave the opening remarks.

05:3:00

Agenda and Minutes

Rigby** motioned to approve the agenda and minutes from December 7, 2023; **Christensen** seconded; **Passed 4, 0.

Consent Items

#1 Marth Bench Subdivision

Rigby** motioned to approve the consent items; **Bankhead** seconded; **Passed 4, 0.

05:34:00

Regular Action Items

#2 Aspen Springs Storage Conditional Use Permit

Zetterquist reviewed the staff report for the Aspen Springs Storage Conditional Use Permit and is recommending a continuance of up to 90 days due to the project qualifying as an Urban Development of Smithfield's future annexation area. State Code requires that the City be notified and have up to 90 days to comment.

Christensen** motioned to continue the Aspen Springs Storage Conditional Use Permit up to 90 days; **Rigby** seconded; **Passed 4, 0.

05:37:00

#3 Discussion: 2024 Code Amendment Priorities

Staff and **Commissioners** discussed possibly amending minor subdivisions for a quicker review and approval process, flag lots ordinance, updating the zoning clearance process, detached ADUs, Civil Code Update for code enforcement, road way design for primitive trail heads, sensitive lands, conditional use permits, roadway cross-sections, state code changes, riparian zones, updating density standards/lot coverage, development standards/long range visioning, general plan review, campground/RVs on property, and resort development standards.

06:12:00 Adjourned