



Planning Commission Minutes

5 September 2024

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1 **Present:** Conner Smith, Angie Zetterquist, Stephen Nelson, Lane Parker, Nate Daus, Jason Watterson, Val
2 Jay Rigby, Chris Sands, Brady Christensen, Nolan Gunnell, Eric Davis, Matt Phillips, Jason Winn, Emily
3 Fletcher, Megan Izatt

4 **5:00:00 PM**

5 Light refreshments served in the Cache County Conference Room.

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

7 **Daus** called the meeting to order and gave the opening remarks.

8 **05:33:00**

9 **Agenda and Minutes**

10 **Rigby** motioned to approve the agenda and the minutes from August 1, 2024; **Christensen** seconded; **Passed**
11 **6, 0.**

12 **05:31:00**

13 **Regular Action Items**

14 **# 1 Nautica Subdivision 1st Amendment**

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

16 **Rigby** motioned to approve the Nautica Subdivision 1st Amendment with the stated conditions and findings of
17 facts; **Parker** seconded; **Passed 6, 0.**

18 **05:36:00**

19 **#2 Public Hearing (5:35 P.M.): Honey Rezone**

20 **Smith** reviewed the staff report for the Honey Rezone.

21 **Staff** and **Commissioners** discussed the history of ownership.

22 **05:41:00**

23 **Christensen** motioned to open the public hearing for the Honey Rezone; **Watterson** seconded; **Passed 6, 0.**

24 **Daus** asked how long the owner has owned the property.

25 **George Honey** commented a long time.

26 **Christensen** asked about the restriction on the property due to no frontage.

27 **Nelson** commented that there is a forest frontage road but it hasn't been established if that is owned by the
28 county.

- 1 **Mr. Honey** stated he has talked with Matt Phillips and he had no problem with a cabin being built there.
- 2 **Daug**s commented that a cabin would be permitted with the proper zoning and permits.
- 3 **Staff** and **Commissioners** discussed the current restrictions under the Resort/Recreation zoning.
- 4 **Spencer Young** commented on behalf of Powder Mountain with no objection to the rezone but there are
5 concerns with access over land owned by Powder Mountain.
- 6 **05:47:00**
- 7 **Rigby** motioned to close the public hearing for the Honey Rezone; **Watterson** seconded; **Passed 6, 0.**
- 8 **Staff** and **Commissioners** discussed the road frontage.
- 9 **Rigby** motioned to recommend approve to the County Council for the Honey Rezone; **Parker** seconded;
10 **Passed 6, 0.**
- 11 **05:50:00**
- 12 **#3 Deep Canyon Trailhead Conditional Use Permit**
- 13 **Smith** reviewed the staff report for the Deep Canyon Trailhead Conditional Use Permit (CUP).
- 14 **Staff** and **Commissioners** discussed the requested variance for the setback, the number of trash cans, trail
15 development on steep slopes, and the number of parking spots.
- 16 **Scott Peterson** spoke as a consultant for the County on the parking study.
- 17 **Sands** asked about the variance and why the parking lot wasn't move to the east.
- 18 **Mr. Peterson** commented on the variance for the setback and how the cost for the parking was prohibitive of
19 moving it to the east.
- 20 **Staff** and **Commissioners** discussed setback concerns, the vault toilet, concerns raised by citizens for road
21 work currently happening, and a little bit of history on the project.
- 22 **Phillips** explained some of the history of the trail and road impacts, the current needed road improvements to
23 provide safe access to the current trailhead, and some wording additions to the trash, vault toilet conditions,
24 and if year-round maintenance will be needed.
- 25 **Staff** and **Commissioners** discussed the grant funding, steep slopes, and future trails.
- 26 **Jon Hardman** commented as representative from Mendon City Council and commented on the watershed
27 and water protection zone issues and locating the parking lot out of those areas, and revegetation plans.
- 28 **Jessa Watkins** commented on the road improvements, concerns regarding the removal of trees, the wildlife
29 corridor, and artificial lights.
- 30 **Daug**s commented that concerns with tree removal can be discussed with the County Road Department.

- 1 **Lawrence Allen** commented with concerns regarding his fences being cut.
- 2 **Alyson Ward** commented as the Board Chair for the Cache Trails Alliance in support of the project and the
3 trailhead being an important access point to the public land in the area.
- 4 **Doug Hunsaker** commented with concerns regarding safety with the road and increased traffic.
- 5 **Gunnell** asked about the location of future trails and if an application has been made to Bear River Health for
6 the vault toilet.
- 7 **Mr. Hardman** responded no application has been made and trails should be on city owned land.
- 8 **Staff and Commissioners** discussed the future trials alignments, the variance that was approved, approval
9 from Bear River Health Department for the vault toilet, how trails fall under approval of the Planning
10 Commission, access during winter, possibly holding events, seasonal road closure, and increasing the number
11 of trash cans.
- 12 **Sands** motioned to approve the Deep Canyon Trailhead Conditional Use Permit with 22 conditions; **Parker**
13 seconded; **Passed 6, 0.**

14 **07:10:00**

15 **#4 Discussion: Transportation Master Plan**

- 16 **Phillips** reviewed the information for the Transportation Master Plan.
- 17 **Staff and Commission** discussed the timeline for approval, and if the plan includes other municipalities road
18 plans are included.

19 **07:28:00**

20 **#5 Discussion: Code Enforcement & Short-term Rentals**

- 21 **Nelson** reviewed the information for code enforcement and short-term rentals.
- 22 **Staff and Commissioners** discussed the lack of lodging leading to loss of tourism money, impacts on the
23 community for short-term rentals, and possibly requiring a business license and safety inspections, scaling
24 fees based on the scope of the project/short-term rental.

25 **#6 Discussion: Public Notice Process**

26 **Will be discussed at next meeting.**

27 **08:02:00**

28 **Adjourned**