



Planning Commission Minutes

6 May 2021

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Present: Chris Harrild, Angie Zetterquist, Brandon Spackman, Lane Parker, Brady Christensen, Melinda Lee, Megan Izatt

Start Time: 05:31:00

Spackman called the meeting to order and **Christensen** gave the opening remarks.

05:33:00

Agenda

Approved with changes.

05:33:00

Minutes

Christensen motioned to approve the 1 April 2021; *Parker* seconded; **Passed 4, 0.**

5:34:00

Consent Item

#1 Baldwin Subdivision

Zetterquist reviewed the updated staff report.

#2 Pinnacle Estates Subdivision

#3 Fox Hollow Subdivision 1st Amendment

Commissioners and **Staff** discussed the increased size lots and if more lots were being asked for. This amendment allows the lot sizes to be rearranged and allows the property to the north to potentially be divided.

#4 Darrell's Appliance Subdivision 1st Amendment

Commissioners and **Staff** discussed the lot that is being created.

#5 North Pine Canyon Ranch Subdivision 4th Amendment

Parker motioned to approve the consent agenda; *Christensen* seconded; **Passed 4, 0.**

05:41:00

Regular Action Items

#6 Public Hearing (5:35 PM): West Edge Rezone

Zetterquist reviewed the staff report for the West Edge Rezone.

Commissioners and **Staff** discussed the updated survey staff received today and potential wetlands on site.

05:53:00

Christensen motioned to open the public hearing for the West Edge Rezone; Parker seconded; Passed 4, 0.

Kelly Scott Cronquist commented that he is currently using the property and the rezone will negatively impact his access to his property and to water.

Christensen asked if he knew what was going on before this.

Mr. Cronquist responded no.

Christensen asked if he had talked with Edge.

Mr. Cronquist stated Edge has been good neighbors, he just has some concerns.

Justin Robinson commented that the concerns raised by Mr. Cronquist shouldn't be an issue. Access, water and springs, and wetlands will be addressed. He asked that a continuance not be granted and a decision be made tonight.

Christensen commented he likes how Edge runs their business.

06:05:00

Parker motioned to close the public hearing; Lee seconded; Passed 4, 0.

Commissioners and **Staff** discussed staff's recommendation to continue the item for up to 90 days and the zoning of the land Edge is currently located on.

Christensen motioned to recommend approval to the County Council for the West Edge Rezone based on the rezone fitting the existing pattern of zoning and acknowledged further verification of the survey plat is needed prior to finalization; Parker seconded; Passed 4, 0.

06:16:00

#7 Discussion: Amendments to Title 17 regarding a new use type for Alcohol Production (i.e. winery)

Harrild informed the Commission that the County Council recently amended the county code to allow alcohol production in the unincorporated zone and the timeline for draft ordinance language.

Commissioners and **Staff** discussed ideas for language for the ordinance regarding limiting the size of the operation and possible importing of product. Staff will research the questions that have been raised and bring the answers back to the Commission at June's meeting.

Harrild reviewed some draft language that has been discussed with the County Council.

Keith Meikle commented about wine being a blended product, federal and state regulations, and restrictions based on the number of cases per year.

Spackman asked about a small scale limitations.

Mr. Meikle commented on limiting by cases produced.

Lee asked about using percentages.

Mr. Meikle commented that last year due to a hail storm the quality of the grapes was incredibly poor.

Christensen asked about state regulations regarding local grown products.

Mr. Meikle commented that in order to meet the regulations he would have to change his label and that the federal government regulates that, not the state. State code also requires local restaurants to buy the product from the winery's building and pick it up; it cannot be shipped.

Commissioners and **Staff** discussed the next steps for a draft ordinance.

07:13:00

#8 Discussion: Amendment to Title 17 regarding Cannabis Production Establishments

Commissioners and **Staff** discussed cannabis production in Cache County and what kind of restrictions the County can impose.

07:27:00

Adjourned