



**Planning Commission Minutes**

**8 July 2021**

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**Present:** Angie Zetterquist, Chris Harrild, Brandon Spackman, Lane Parker, Jason Watterson, Brady Christensen, Chris Sands, Nolan Gunnell, John Luthy, Megan Izatt

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

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

**05:34:00**

**Agenda**

Approved with no objection.

**05:35:00**

**Minutes**

*Watterson* motioned to approve the June 3, 2021 minutes; **Parker** seconded; **Passed 5, 0.**

**05:35:00**

**Regular action Items**

**#1 Public Hearing (5:35 PM): Cache View Estates Rezone**

**Zetterquist** reviewed the staff report for the Cache View Estates Rezone.

**Commissioners** and **Staff** discussed roads and the need for an updated survey.

**05:45:00**

*Christensen* motioned to open the public hearing for the Cache View Estates Rezone; **Sands** seconded; **Passed 5, 0.**

**05:46:00**

*Parker* motioned to close the public hearing for the Cache View Estates Rezone; **Sands** seconded; **Passed 5, 0.**

**Commissioners** and **Staff** discussed roads and access.

*Parker* motioned to recommend denial to the County Council for the Cache View Estates Rezone based on staff's conclusion and recommendation; **Christensen** seconded; **Passed 5, 0.**

**05:48:00**

**#2 Fritz Tower Conditional Use Permit**

**Zetterquist** reviewed the information that staff is waiting for to complete the conditional use permit (CUP).

**Steven Fritz** commented that the FCC requirements are already posted on the property and Larry has the FCC requirements. He would like to see the item move forward tonight.

**Staff** reviewed the information that needs to be included in the packet for the CUP.

***Parker** motioned to continue the Fritz Tower Conditional Use Permit up to 90 days; **Watterson** seconded; **Passed 5, 0.***

**05:51:00**

### **#3 Bryan Hansen Conditional Use Permit**

**Zetterquist** reviewed the information that staff is waiting for to complete the conditional use permit (CUP).

**Troy Allen** asked about how the kennel affects the UDOT access.

**Zetterquist** commented that commercial access is not allowed on the class of road and a new commercial development triggers meeting the new road and access requirements.

**Watterson** asked how the business changes the road.

**Harrild** commented on the possible road requirements.

**Mr. Allen** commented on being required to rezone the property for the wanted use and how that affects the road and how the business does not substantially affect the traffic on the road.

**Parker** commented on the road changes.

**Mr. Allen** asked if a commercial business could use the side roads.

**Zetterquist** commented that commercial businesses cannot have access on local minor roads.

**Mr. Allen** asked about designating the couple hundred feet of 12600 North as a local major.

**Harrild** stated Matt Phillips, the county road engineer, is who to talk with about the road.

**Christensen** asked about the current uses of the property.

**Zetterquist** stated there should currently be no uses on the property because there is no current conditional use permit.

**Mr. Allen** stated the only thing happening currently on the property is storing equipment. The scale is not being used commercially.

**Zetterquist** reviewed the letter of intent.

**Mr. Allen** commented the letter isn't accurate.

**Sands** reviewed the couple items of clarification that he is aware of that staff needs.

**Luthy** commented that the planning commission does not make the laws; that is done at the County Council level. The Council tries to make the laws apply broadly and to fit most instances. The Commission is the one to apply the laws and does it to the best of their abilities.

*Watterson* motioned to continue the Bryan Hansen Rezone up to 90 days; *Sands* seconded; **Passed 5, 0.**

**06:15:00**

**#4 Cherry Peak Ski Area Conditional Use Permit**

**Zetterquist** reviewed the staff report for the Cherry Peak Ski Area CUP.

**Commissioners** and **Staff** discussed the cap on visitors, how removing the two parcels affects the CUP, and questions on parking.

**John Chadwick** commented on parking

**Commissioners** and **Staff** discussed concerns for parking.

**Mr. Chadwick** commented on the parking study requirement.

**Sands** asked about the trails shown on the property.

**Mr. Chadwick** stated those are Mark Hall's trails; Cherry Peak does not use them.

**Sands** asked about access to a couple of parcels.

**Mr. Chadwick** stated there is an access agreement in place for those parcels.

**Sands** asked about future parking.

**Mr. Chadwick** stated there are areas slated for future parking areas but Cherry Peak is not ready to develop those parking areas. Also, the 100-year flood plan has already been completed.

*Sands* motioned to continue the Cherry Peak Ski Area Conditional Use Permit 3<sup>rd</sup> Amendment up to 90 days; *Watterson* seconded; **Passed 5, 0.**

**07:04:00**

**#5 Discussion: Amendments to Title 17 regarding a new use type for alcohol production (i.e., winery)**

**Harrild** reviewed the timeline and the questions previously asked.

**Keith Meikle** commented that the 15,000 cases are enforceable.

**Sands** asked about the limited production amount.

**Mr. Meikle** commented that his goal is to build a facility that at peak output would be 5,000 cases.

**Sands** commented that he would like to see the County accommodate the most logical facility.

**Mr. Meikle** commented on the small scale facility requirement.

**Christensen** commented on the production requirements.

**Mr. Meikle** commented on production and collaboration for production.

**Gunnell** commented on the Council approving this with the understanding that it would help preserve agriculture; this would not be a winery that grew none of its own product.

**Mr. Meikle** commented on the concerns regarding the winery preserving agriculture and being able to stay in business with a crop failure.

**Commissioners** and **Staff** discussed the requirement of 50% of growing coming from the winery.

**Mr. Meikle** commented preserving agriculture and the federal government enforcement in regards to labeling and the percentage of product coming from local regions.

**Christensen** asked how many acres are need to produce 1000 cases.

**Mr. Meikle** commented that there are about 30 lbs of grapes in a single case of wine.

**Christensen** asked if Mr. Meikle's current acreage produces that amount.

**Mr. Meikle** commented they have one white grape variety that does but their red varieties do not.

**Christensen** asked about the life span of a grape plant.

**Mr. Meikle** commented there are some plants in Napa, California that are over 100 years old but growers replant as needed and as different varieties of wine become popular.

**Christensen** asked about agritourism.

**Mr. Meikle** explained his understanding of agritourism and what he is trying to do in the agricultural zone of the county.

**Gunnell** commented on the Council's understanding of what was going to happen for agriculture under these amendments.

**Mr. Meikle** commented on the current conditions of being able to farm in Cache Valley.

**Harrild** recommended that the Commission review the language of the proposed code and suggested arranging a site visit for Slide Ridge Honey in Mendon.

**Commissioners** and **Staff** discussed how this affects manufacturing and agriculture and tying alcohol production to agriculture.

**08:03:00**

**Adjourned.**