



5:00 p.m.

Light refreshments served in the County Council Conference Room for Commission Members

5:30 p.m.

Call to order

Opening remarks/Pledge – Nate Daus

Review and approval of agenda

Review and approval of the minutes of the 4 September 2025 meeting

5:35 p.m.

Consent Items

1. **Zan Summers Lot Split 1st Amendment:** A request to amend an existing 2-lot subdivision. The amendment will modify Lot 1 by shifting boundary lines with a parcel that is not located within the subdivision. The subdivision is located at 11719 S. 800 E., Avon and is in the Agricultural (A10) Zone.

Regular Action Items

2. **Public Hearing (5:35PM or soon thereafter) – Mountain Manor Springs Rezone:** A request to rezone 98.68 acres, located at ~500 N. 7200 W., Petersboro, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. If approved, the RU2 Zone would allow a maximum potential of 49 lots versus a maximum of 9 lots in the A10 Zone.
3. **Public Hearing (5:45PM or soon thereafter) – General Plan – Water Use and Preservation Element:** A request to make a recommendation to Council on the new Water Use and Preservation Element of the General Plan.
4. **Saddle Ridge Subdivision** – A request to create a new 22-lot subdivision on 221.72 acres, located at 7000 S. 1400 W., Hyrum, in the Agricultural (A10) Zone. *Continued item.*
5. **Discussion:** Powder Mountain Master Plan
6. **Discussion:** Pioneering Agreement
7. **Discussion:** Amending Cache County Code §17.10.040 – Commercial Lot Coverage
8. **Discussion:** Amending Cache County Code §17.10.040 – Irrigation Canal Setback Distance
9. **Discussion:** Amending Cache County Code §17.07.040 & 17.10.040 – Frontage and Access
10. **Discussion:** Amending Cache County Code Titles 16 Subdivision Regulations & Title 17 Zoning Regulations based on Joint Workshop with County Council on 24 September 2025
11. **11th Annual Cache Summit** – October 27th & 28th, Riverwoods Conference Center

Board Member Reports

Staff reports

Adjourn