



**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. Bold K9 Solutions, LLC Conditional Use Permit** – A request for a 6-month extension of the effective period of approval to create and operate a kennel (Use Type 3200 – Home Based Kennel) in the Agricultural (A10) Zone.
- 2. Nautica Subdivision 1<sup>st</sup> Amendment** – A request for a 6-month extension of the effective period of approval to amend the Nautica Subdivision in the Agricultural (A10) Zone. This amendment is to convert the existing agricultural remainder into the 12<sup>th</sup> building lot within the subdivision.
- 3. Zan Summers Lot Split 1<sup>st</sup> 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**

- 4. 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.
- 5. 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.
- 6. 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.*
- 7. Discussion:** Powder Mountain Master Plan
- 8. Discussion:** Pioneering Agreement
- 9. Discussion:** Amending Cache County Code §17.10.040 – Commercial Lot Coverage
- 10. Discussion:** Amending Cache County Code §17.10.040 – Irrigation Canal Setback Distance
- 11. Discussion:** Amending Cache County Code §17.07.040 & 17.10.040 – Frontage and Access
- 12. Discussion:** Amending Cache County Code Titles 16 Subdivision Regulations & Title 17 Zoning Regulations based on Joint Workshop with County Council on 24 September 2025
- 13. 11<sup>th</sup> Annual Cache Summit** – October 27<sup>th</sup> & 28<sup>th</sup>, Riverwoods Conference Center

Board Member Reports

Staff reports

Adjourn