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Present: Angie Zetterquist, Chris Harrild, Josh Runhaar, Jason Watterson, Nolan Gunnell, Brady Christensen, Rob Smith, Lane Parker, Phillip Olsen, Jon White, Megan Izatt

Start Time: 05:31:00

Watterson welcomed and **Olsen** gave opening remarks

05:33:00

Agenda

Approved with no changes.

Minutes

Approved with no changes.

05:34:00

Consent Agenda

#1 Gerald Alder Subdivision

Olsen motioned to recommend approval to the County Council with the stated findings of fact, conditions, and conclusions; *Gunnell* seconded; **Passed 6, 0.**

05:35:00

Regular Agenda

#2 Public Hearing (5:40 p.m.): Rosehill Farms I Rezone

Zetterquist reviewed the staff report for Rosehill Farms I Rezone.

05:42:00

Olsen motioned to open the public hearing; *Smith* seconded; **Passed 6, 0.**

Tim Wilkinson commented that the rezone is for financial reasons. The dairy processing plant will remain and continue to operate.

Parker asked if Mr. Wilkinson owned cows still or was it just the processing plant.

Mr. Wilkinson responded that he doesn't own cows and just has the processing plant.

White asked if Hyrum City had commented.

Zetterquist responded no comment had been received.

Wayne Jewkes commented against the proposal because of trash from development, impacts on surrounding agricultural uses, people not wanting to live next to the sight and smells of a farm,

Parker asked about the location of Mr. Jewkes land and if it was part of the Agricultural Protection Area.

Mr. Jewkes showed the commission where his land was located and responded that his land is part of the Agricultural Protection Area.

Cody Matthews commented against the proposal because of the negative impacts the development could have on his mink, people not wanting to live next to the sights and smell of agriculture, and concerns for 6400 south.

Cliff Abbott commented against the proposal because they want to live in the country and enjoy the current setting of the land.

Marcia Acevedo commented she is against the proposal because they don't want that many neighbors, concerns for her well, and the size of the lots for the subdivision.

Glenn Matthews commented against the proposal because of the possible negative impacts to his mink ranch, specifically the lighting a subdivision brings.

Tyce Matthews commented against the proposal because of the negative impacts to agricultural businesses around this development.

Kyle Richardson commented against the proposal because of the closeness and number of neighbors that would be added.

Cole Matthews commented against the proposal and would like to see the area remain agricultural and continue to sustain the families that make a living through agricultural.

Chet Olsen commented against the proposal because of the possible disturbance to his irrigation water, possible flooding, high water table area, lights disturbing the mink ranches, traffic increasing and road issues, and the canal on the west side of the road.

06:03:00

Gunnell motioned to close the public hearing; Smith seconded; Passed 6, 0.

Staff and **Commission** discussed the agricultural protection area and how the residential area affects the agricultural protection area. Concerns for State Road 165 were brought up also. State Road 165 isn't wide enough for the traffic with all the agricultural equipment that uses the road now. Hyrum City has sent an email of inquiry for possible annexation of this area.

Smith motioned to recommend denial to the County Council based on it not being a moderately dense pattern and impeding adjacent agricultural uses; Gunnell seconded; Passed 6, 0.

06:11:00

#3 Public Hearing (5:50 p.m.): Rosehill Farms II Rezone

Zetterquist reviewed the staff report for Rosehill Farms II Rezone.

06:16:00

Smith motioned to open the public hearing; Christensen seconded; Passed 6, 0.

Ted Wilkinson commented that he does have the water rights for 15 homes currently and they will have to be wells because Hyrum City won't bring the water out. There has been discussion for possible annexation with Hyrum City.

Mr. Jewkes commented on the area being very wet ground. The road also has issues, especially with the amount of farm equipment that goes down the road.

Mr. Cody Matthews commented on concerns for the surrounding agricultural interests, and wells.

06:21:00

Gunnell motioned to close the hearing; Olsen seconded; Passed 6, 0.

Staff and **Commission** discussed the proposal. Hyrum does have an annexation plan for the area. There is no application for annexation at this time but there has been an inquiry. The density of the proposed zone was discussed.

Gunnell motioned to recommend denial to the County Council based on it not being a moderately dense pattern area and impediments to agricultural interests in the area; Smith seconded; Passed 6, 0.

06:29:00

#4 Public Hearing (6:05 p.m.): Cache County Trails and Active Transportation Master Plan

Runhaar introduced **Dayton Crites** to the commission.

Dayton Crites reviewed the Cache County Trails and Active Transportation Master Plan.

Staff and **Commission** discussed the Trails Master Plan.

07:13:00

Smith motioned to open the public hearing; Christensen seconded; Passed 6, 0.

Joel Fuhriman commended the commission on their decision on the previous items. Initially Mr. Fuhriman was opposed to this project, but is no longer as he now understands private land owners cannot be forced to give property for trails.

07:15:00

Olsen motioned to close the public hearing; Gunnell seconded; Passed 6, 0.

Staff and **Commission** discussed the Trails Master Plan. The map that was handed out is available online and there was an open house held on August 24, 2017

Smith motioned to continue the item until November's meeting for additional information to be given to the public and for the commission to have another month to look at the given information; Christensen; Passed 6, 0.

07:30:00

Adjourned