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Present: Angie Zetterquist, Chris Harrild, Lane Parker, Brady Christensen, Chris Sands, Phil Olsen, Aaron Jossie, Megan Izatt

Start Time: 05:30:00

Christensen welcomed **Parker** gave opening remarks.

05:32:00

Agenda

Approved with no changes.

05:32:00

Minutes

Parker** motioned to accept the minutes from July 11, 2019; **Olsen** seconded; **Passed 4, 0.

05:33:00

Consent Items

#1 Jeff West Subdivision

#2 Creekside Estates Subdivision- Extension Request

#3 Agriculture Protection Area: Allen

Sands** motioned to approve the consent agenda; **Olsen** seconded; **Passed 4, 0.

05:35:00

Regular Action Items

#4 Windmill Farms Golden Retrievers Conditional Use Permit

Zetterquist reviewed the staff report for the Windmill Farms Golden Retrievers Conditional Use Permit (CUP).

Jed Packer commented that Windmill Farms breeds with a purpose and the land is already used for training but dogs are not kept on site. The area has the necessary qualities to help train and develop the dogs.

Sands asked if the applicant understands the conditions.

Mr. Parker asked about the condition regarding the road.

Sands responded back the road condition is required for everybody.

Christensen stated the minimum width is 20 feet, and that requirement is from the Cache County Council.

Zetterquist stated that the road improvement would be triggered by building a home.

Sands asked about a home being built.

Packer stated that neither of the code options applies to what they are trying to do; there is no intention to build a home out here.

Sands asked if any adjacent parcels have a home.

Packer stated there are no homes near the property.

Christensen asked if the road was maintained by the county.

Packer responded the road is private.

Christensen asked if there was any intent to build a home.

Packer responded no.

Harrild responded that the county cannot direct the applicant what choice to choose whether it is a commercial or home based kennel.

Christensen asked if Packer was aware that he would have to maintain the road during winter.

Packer stated yes.

Parker stated there is no current zoning that fits with what the applicant would like to do.

Packer stated that is the quandary.

Sands stated that a mobile home could be placed out there to meet the code requirement.

Commissioners discussed the application and how it fits into the code.

Packer stated improving the road would be cost prohibitive.

Christensen asked if Mr. Parker would leave dogs out there.

Packer stated some dogs would be left out there.

Parker responded the ordinance options currently do not fit with what Packer is trying to do and it maybe should go back to staff for more discussion.

Paul Gibbons asked if there was some way to recognize this as an agriculture use to allow this type of activity out there.

Sands responded that it has been looked at and dogs don't fit the agricultural definition.

Mr. Gibbons stated that rezoning the land is not an option because they do not want to take the land out of green belt.

Parker motioned to continue the Windmill Farms Golden Retrievers Conditional Use Permit for up to 90 days; **Olsen** seconded; **Passed 4, 0.**

06:09:00

Staff Reports

Harrild introduced Tayler Jensen as a new member of the planning staff.

Tayler Jensen introduced himself.

Harrild informed the Commission that there is training available in October 3 and 4 in West Jordan.

06:18:00

Adjourned