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Present: Angie Zetterquist, Josh Runhaar, Chris Harrild, Brady Christensen, Jason Watterson, Brandon Spackman, Chris Sands, Phillip Olsen, Lane Parker, John Luthy, Megan Izatt

Start Time: 05:33:00

Christensen welcomed and **Parker** gave opening remarks.

05:35:00

Agenda

Approved with no changes.

05:36:00

Minutes

Olsen motioned to approve the minutes from October 3, 2019; *Watterson* seconded; **Passed 6, 0.**

05:37:00

Consent Items

#1 Larsen & Larsen One-Lot Subdivision

#2 Three Mile Creek Estates Subdivision 1st Amendment

#3 Richmond Valley Subdivision 4th Amendment

Watterson motioned to approve the consent agenda; *Parker* seconded; **Passed 6, 0.**

05:37:00

#4 Holyoak Airport Conditional Use Permit Revocation Appeal Clarification

Luthy reviewed the information for the Holyoak Airport Conditional Use Permit (CUP) Revocation Appeal clarification.

Dan Dygert stated an objection to the report before the Board from the County Attorney's office and for not being given the opportunity to speak.

Commission and **Staff** discussed the findings of facts in the staff report and the reason for those findings of facts. Substantial work in the first 12 months needs to be based on what was submitted to the County for the revised runway plan.

Mr. Dygert again stated an objection to the report from the Cache County Attorney's office.

Commission and **Staff** discussed if the findings of fact summarized the information from June 2019's meeting to uphold the decision to not revoke the CUP.

Parker motioned to adopt the recommendation and summary of findings to leave the Holyoak Airport conditional use permit in place; *Olsen* seconded; **Passed 5, 0 (Spackman abstained)**

06:10:00

#5 Public Hearing (5:45 p.m.): Amendment to Title 17.07 & 17.09

Zetterquist reviewed the proposed amendments to Title 17.07 & 17.09 regarding Kennels.

06:17:00

Parker motioned to open the public hearing for Amendment to Title 17.07 & 17.09; *Sands* seconded; **Passed 6, 0.**

Jed Packer asked if the rural kennel would allow for a kennel on rural agricultural land.

Watterson responded yes.

Joe Chambers thanked the commission for their time and commented on why a conditional use permit is required for dogs in an agricultural area where it is recognized by the Department of Agriculture as husbandry.

Christensen asked Mr. Chambers if he would want a kennel to move in next to him.

Mr. Chambers stated there has to be a balance for the interests involved.

Christensen stated the ordinance changes are a step to help those who would like to run a kennel.

Sands responded that the point Mr. Chambers is making is that he can do it anyway.

Mr. Chambers responded cases are based on the facts and circumstances to each individual case. Judges apply life experience to their decisions.

Commission and **Staff** discussed what makes a CUP a CUP. If an application has subjectivity to it, it makes it a CUP.

Mr. Chambers stated in a revocation of a CUP it becomes a quasi judicial item.

Matt Phillips introduced himself as the County engineer.

06:30:00

Watterson motioned to close the public hearing for Amendments to Title 17.07 & 17.09; *Parker* seconded; **Passed 6, 0.**

Sands motioned to recommend approval to the County Council for the amendments to Title 17.07 and 17.09; *Watterson* seconded; **Passed 6, 0.**

06:31:00

#6 Public Hearing (6:00 p.m.): Amending Cache County General Plan

Sands motioned to open the public hearing for amending the Cache County General Plan; *Olsen* seconded; **Passed 6, 0.**

06:32:00

Sands motioned to close the public hearing for amending the Cache County General Plan; *Watterson* seconded; **Passed 6, 0.**

Commission and **Staff** discussed the need for moderate income housing and there possibly being some overregulation in the code that needs to be addressed.

Sands motioned to recommend to the County Council to amend the County General Plan to adopt the Moderate Income Housing Plan; *Olsen* seconded; **Passed 6, 0.**

06:52:00

#7 2020 Meeting Dates and Application Deadlines

Zetterquist reviewed the 2020 meeting dates.

Watterson motioned to recommend approval to the County Council for the 2020 meeting dates and application deadlines; *Sands* seconded; **Passed 6, 0.**

06:53:00

#8 Upcoming: Elections for Chair and Vice Chair

Harrild reminded the Commission that elections will be held in December.

Josh Runhaar informed the Commission of his leaving the County for a new job and thanked the Commission for their time and effort during his time with the County.

Commissioners expressed their thanks to Josh from his time and efforts for the County.

06:55:00

Adjourned