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**Present:** Conner Smith, Angie Zetterquist, Lane Parker, Val Jay Rigby, Nate Daus, Kurt Bankhead, Jason Watterson, Brady Christensen, Chris Sands, Nolan Gunnell, Andrew Crane, Matt Phillips, Megan Izatt

**5:00:00 PM**

Light refreshments served in the Cache County Conference Room.

**Start Time: 05:30:00**

**Daus** called the meeting to order and **Watterson** gave the opening remarks.

**05:31:00**

**Agenda and Minutes**

*Parker* motioned to approve the agenda and minutes from July 11, 2024; **Rigby** seconded; **Passed 7, 0.**

**05:31:00**

**Consent Items**

**#1 Svend Johansen Lot Split Subdivision Amendment**

**#2 Osterlin Acres Subdivision Amendment**

**#3 Stratford Ranch Subdivision**

*Parker* motioned to approve the consent agenda; **Watterson** seconded; **Passed 7, 0.**

**05:35:00**

**Regular Action Items**

**#4 Public Hearing (5:35 p.m.) – White Bison Acres Rezone**

**Smith** reviewed the staff report for the White Bison Acres Rezone.

**Staff** and **Commissioners** discussed access.

**05:39:00**

*Watterson* motioned to open the public hearing for the White Bison Acres Rezone; **Sands** seconded; **Passed 7, 0.**

**Phil Bankhead** commented on the history of the parcel and commented in support of denying the rezone due to concerns regarding waste and developing the area.

**Trevor Darley** commented as a representative of the Darley Trust against the rezone due to concerns with water, development of the area, and wanting the area to remain agricultural.

**Derrick Hendry** commented against the rezone and wanting the area to remain A10 and have open space.

**Ashton Liechty** commented against the rezone due to concerns with impacting the wetlands and wildlife in the area.

**Jed Willets** commented on developing the land for 4 homes.

**Jodie Liechty** commented against the rezone due to issues trespassing and poaching.

**Marci Larsen** commented on wanting to limit the development to 2 or 3 homes, concerns with being able to continue agricultural operations in the area on their property, increase in traffic on the current road, and the need for a pull off on the road.

**Gunnell** commented with concerns regarding the easement and the amount of development allowed.

**Mrs. Larsen** commented on concerns with the new development impacting the developability of her land.

**Scott Wells** commented on behalf of Wellsville City with concerns regarding the property eventually being annexed into the City, density, and road development.

**Dwight Atkinson** commented with concerns regarding traffic.

**Mr. Bankhead** commented on the history of the parcel.

**Lacie Liechty** commented on concerns regarding notice and the road.

**Daniel Anderson** commented against the rezone and wanting the land to remain A10.

**Mr. Willets** commented on clustering the development.

**Bessie Hendry** commented about the continual subdividing of the property and concerns with the road already being started, Wellsville not wanting the development, development not blending with agriculture, and traffic.

**Mark Lyons** commented against the rezone with concerns regarding land disputes in the area and continual subdividing of the property.

**Bryce Darley** commented against the rezone with concerns regarding the ponds in the area and wells affecting wetlands in the area.

**Tyler Willets** commented for the rezone and wanting to build a house there.

**Trevor Darley** commented on the housing market and following the current zoning.

**Teresa Liechty** commented against the rezone and the wetlands.

**Ron Larson** commented on concerns regarding traffic and the Air B&B in the area.

**06:26:00**

*Christensen* motioned to close the public hearing; *Watterson* seconded; **Passed 7, 0.**

**Staff** and **Commissioners** discussed the road easement and how development is impacted by the easement, meeting private road standards, the RU2 zone and if it fits with the surrounding area.

*Christensen* motioned to recommend denial to the County Council for the White Bison Acres Rezone due to not being compatible with the surrounding area; *Parker* seconded; **Passed 7, 0.**

**06:33:00**

**#5 Public Hearing (5:45 p.m.) – River Side Rezone**

**Smith** reviewed the staff report for the River Side Rezone.

**Staff** and **Commissioners** discussed the road.

**06:40:00**

*Sands* motioned to open the public hearing for the River Side Rezone; *Watterson* seconded; **Passed 7, 0.**

**Joseph Nielson** commented in support of the rezone due to the smaller lot size.

**Nola Murray** commented on concerns regarding the lot size and asked about the grandfathering of the 1970 lots.

**Zetterquist** commented on the history of the density standard from 1970 and how that is no longer used.

**Mrs. Murray** commented with concerns for clustering and effecting agricultural land in the surrounding area.

**Paul Murray** commented with concerns regarding density.

**Daug** explained how the density and lot size works under the County Code.

**Mrs. Murray** commented on concerns with the RU2 zone.

**Wayne Ruud** commented on their development plan and wanting 8 lots for family to build on.

**Megan Izatt** commented on concerns with the number of homes being proposed with water and traffic.

**LeeAnn Ruud** commented on the history of the property and wanting family to be able to build to help with the ranch and continue in that area.

**Mrs. Murray** commented on the boundary line adjustment.

**06:52:00**

*Bankhead* motioned to close the public hearing; *Parker* seconded; **Passed 7, 0.**

**Commissioners** discussed if the RU2 request fit with the surrounding area.

***Parker** motioned to recommend denial to the County Council for the River Side Rezone based on the staff report and recommendation of the density being compatible with the surrounding area; **Rigby** seconded; **Passed 7, 0.***

**06:56:00**

**#6 Public Hearing (5:55 p.m.) – Marshall P Maughan Family Trust 14 Acres**

**Smith** reviewed the staff report for the Marshall P Maughan Family Trust 14 Acres.

**Commissioners** discussed how close the rezone is to Mendon.

**07:01:00**

***Parker** motioned to open the public hearing for the Marshall P Maughan Family Trust 14 Acres; **Sands** seconded; **Passed 7, 0.***

**Mr. Wallbridge** commented with concerns regarding water and more wells affecting the springs in the area.

**Jed Willets** commented in support of property rights for the owners and in support of the subdivision and clustering homes.

**Lisa Clark** commented on one rezone opening up the surrounding areas for more development and denser development being appropriate for the city.

**Mr. Wallbridge** commented on clustering.

**Zial Maughan** commented that there are two adjacent rezones for in the surrounding area that set precedent for this rezone.

**Leesa Cooper** commented in support of the rezone, the precedence of the other two rezones in the surrounding area, and that their dairy across the road shouldn't be negatively affected.

**07:12:00**

***Christensen** motioned to close the public hearing; **Rigby** seconded; **Passed 7, 0.***

**Commissioners** discussed the current zoning of the parcels, water, and if the RU2 zone fits with the surrounding area.

***Parker** motioned to recommend denial to the County Council for the Marshall P Maughan Trust 14 Acres rezone; **Bankhead** seconded; **Passed 7, 0.***

**07:19:00**

**#7 Public Hearing (6:05 p.m.) – Paradise Cliffs Rezone**

**Smith** reviewed the staff report for the Paradise Cliffs Rezone.

**07:24:00**

*Watterson* motioned to open the public hearing for the Paradise Cliffs Rezone; **Parker** seconded; **Passed 7, 0.**

**Charles Zambosie** asked about the developable density for the property.

**Zetterquist** commented on developable density for the FR40.

**Mr. Zambosie** asked about the seasonal restriction and commented on the desire to build one big cabin with two smaller cabins with year-round access.

**Jake Petersen** commented on not wanting a lot of development in the area.

**07:29:00**

*Watterson* motioned to close the public hearing; **Parker** seconded; **Passed 7, 0.**

**Staff** and **Commissioners** discussed the development potential, significant road improvements being required, access,

**Mr. Zambosie** commented on road access and the Paradise Dry Road being intended to become a county road.

*Christensen* motioned to recommend denial to the County Council for the Paradise Cliffs Rezone based on the 5 conclusions; **Sands** seconded; **Passed 7, 0,**

**07:37:00**

### **#8 LRBFC Trapper Park Canal Piping Project Conditional Use Permit**

**Daug**s disclosed that he is a share holder in the Canal project and is a manager of one of the canal companies.

**Zetterquist** clarified that the project is not pressurized and reviewed the staff report for the LRBFC Trapper Park Canal Piping Project Conditional Use Permit (CUP).

**Watterson** asked about impact of infiltration of the aquifer.

**Daug**s commented zero.

**Cameron Swan** commented on concerns on flooding mitigation.

**Daug**s commented there would still be a berm where the current canal is

**Reed Bullen** asked if farming over the buried pipe is allowed.

**Daug**s commented he believes so.

**Martilynn Nelson** commented that the pipe will be 30 inches deep and there will be intake structures put in where the storm water gathers.

**Kent** commented on the condition of the road and it needing to be paved.

**Parker** asked about the width of the road.

**Kent** responded he doesn't know the exact width but you can't drive two cars pass each other.

**Watterson** asked if there would be any realignment of the road.

**Kent** responded no.

**Jess Anderson** commented on traffic in and out of Trapper Park and the road.

**Phillips** commented that the land is owned by Logan City and is not required to come to the County as they develop but there does need to be a way to hold them responsible for the traffic on the county road.

***Watterson** motioned to approve the Conditional Use Permit with the three conclusions and 18 conditions; **Christensen** seconded; **Passed 7, 0.***

**Zetterquist** informed the commission that the moderate-income housing report has been submitted to the state.

**07:56:00**

**Adjourn.**