



Item

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Present: Angie Zetterquist, Chris Harrild, Josh Runharr, Nolan Gunnell, Phil Olsen, Brady Christensen, Chris Sands, Jason Watterson, Rob Smith, Jon White, Lee Edwards, Megan Izatt

Start Time: 05:29:00

Christensen welcomed and **Olsen** gave opening remarks

05:31:00

Agenda

Gunnell motioned to approve the agenda; *Smith* seconded; **Passed 6, 0.**

Minutes

Sands motioned to approved the 1 February 2018 minutes; *Watterson* seconded; **Passed 6, 0.**

05:34:00

Regular Action Item

#1 Creekside Estates Subdivision

Zetterquist Smithfield City is still discussing access and staff is suggesting continuing the item.

Watterson motioned to continue the Creekside Estates Subdivision for up to 90 days; *Smith* seconded; **Passed 6, 0.**

05:36:00

#2 The Vineyards at Mt. Naomi Farms Conditional Use Permit

Zetterquist reviewed the staff report for The Vineyards at Mt. Naomi Farms Conditional Use Permit.

Gunnell asked questions about parking and fire restrictions for occupancy.

Brenda Meikle commented that 298 people will fit in the barn.

Keith Meikle commented that the occupancy for each type of event is stated in all event contracts. The parking will be away from the main building to help people feel like they are in the country and in a vineyard and farm area. The building has been made to be elegant and to help create an inviting atmosphere and that is part of the reason for the private drive.

Christensen asked if the applicant understood the evaluation needed for parking.

Ms. Meikle stated the landscape architect will help with that. Envision Utah states that places like The Vineyards enhance the area. People from all over the world visit Mt. Naomi farms to pick the fruit and to visit the other attractions in Cache Valley.

Olsen motioned to approve *The Vineyards at Mt. Naomi Farms Conditional Use Permit with the stated findings of facts, conclusions, and conditions*; **Smith** seconded; **Passed 6, 0.**

Jack Nixon commented in support of The Vineyards.

05:54:00

#3 Public Hearing (5:45 p.m.): Dominion Energy Sardine Canyon Site Rezone

Zetterquist reviewed the staff report for the Dominion Energy Sardine Canyon Site Rezone.

05:58:00

Sands motioned to open the public hearing; **Watterson** seconded; **Passed 6, 0.**

Rick Hellstrom commented that he was representing Dominion Energy.

Gunnell asked if the Mr. Hellstrom could give an example of what the site will look like.

Mr. Hellstrom commented that three pipelines would converge there. One of the pipelines will be replaced and a three barrel launcher receiving facility will be there to help inspect the lines.

Gunnell asked what buildings would be located on site.

Mr. Hellstrom it will mostly be valves and in the future there will be a pressure station.

Watterson asked what the hours of operation would be.

Mr. Hellstrom responded that the site would be unmanned and typically the inspection of the lines will happen during daylight hours. The current federal requirement is that the pipelines have to be inspected every 7 yrs and the pressure station is typically checked on once a week.

06:02:00

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

Gunnell motioned to recommend approval to the County Council for the Dominion Energy Sardine Canyon Site Rezone with the stated findings of facts, conclusions, and conditions; **Olsen** seconded; **Passed 6, 0.**

06:03:00

#4 Public Hearing (5:55 p.m.): Petersboro Heights Rezone

Zetterquist reviewed the staff report for the Petersboro Heights Rezone.

06:10:00

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

Carol Bailey commented that a better way to help determine whether the RU2 zone work for this area would be to look at the parcels that actually have homes on them. Doing the count this way means most 50% of homes are on 1 to 3 acre parcels. Mendon City has no plans to annex this area due to water problems.

Mike Bailey commented that they are pursuing the rezone to make what is existing, two homes, into two legal parcels.

06:16:00

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

Staff and **Commission** discussed the road. Staff did have comment from Logan Environmental that the shoulder on one side of the road had sloughed away and caused some problems for trash collection. The location of the application is not ideal for the RU2 zone according to Staff.

***Smith** motioned to recommend denial to the County Council for the Petersboro Heights Rezone with the stated findings of facts, conclusions, and conditions; **Watterson** seconded; **Passed 4, 2** (**Gunnell, Christensen, Watterson, and Smith** voted yea; **Olsen and Sands** voted nay).*

06:28:00

#5 Public Hearing (6:05 p.m.): Spring Ridge Rezone

Zetterquist reviewed the staff report for the Spring Ridge Rezone.

06:39:00

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

Rod Blossom commented representing Petersboro Partners. He commented on the state approved culinary water system, and how the area meets fire code for Cache County and Box Elder County, and access. The roads will be done through an HOA. The land is currently dry farmed and is not very productive farm ground. With the water system, good road access, and approval from the fire district seems to contradict staffs findings to deny.

Ralph Meyer commented regarding water and during the high use months, especially summer, the water company blending the drinking water with the secondary water that has high arsenic levels.

Larry Olsen commented that the land in the surrounding area has beautiful crops, water, and concerns with sewage and septic systems contaminating surrounding springs.

Don Wilcox commented against the rezone due to water.

Chris Burbank commented against the rezone due to potential flooding impacts, road maintenance, lack of coverage from Sheriff's office, and increasing traffic concerns.

Vern Nelson commented against the rezone due to water and water rights, and the possibility of this rezone opening the door for other RU2 rezones in this area.

Brent Linford commented against the rezone due to concerns with the septic and sewage contaminating current wells, fire response time being slow due to lack of daytime coverage with Mendon Fire Department, and traffic.

Lisa Burbank commented against the rezone due to neighbors not understanding the sights, smells, and sounds of agriculture, HOA roads can't keep up with maintenance and so they roads are being switched to county roads, and flooding potential.

Alisha Case commented against the rezone due to concerns with water, and emergency services delayed response time.

Brett Chambers commented that adequate water will be supplied and the quantity and quality of water needs to be brought up with the state water engineer. Mr. Chambers commented in rebuttal of conclusions 1a, b and c, 3, and 4.

Steve Taylor commented for the rezone and disputed staff's information regarding lot size with homes, the arsenic levels, adequate water for fire suppression, and good roads.

Natalie Erickson commented in regards to the integrity of the neighborhood and the tension that comes with agricultural uses of the land, the current water infrastructure is not there for more than 62 homes. More homes on that infrastructure is going to stress the water issue for the current homes, water rights were commented on, a new well could affect other wells in the area, two years ago there was no water for fire suppression, the funds are not there for HOA approved roads.

Paul Gibbons commented that he was a CPA for the Petersboro Partners and has asked the county for analysis for what this type of development would do for the County. He said he had provided his own analysis.

Eric Dursteler commented that he was the engineer for the Willow Creek Water Company and that no one is drinking arsenic water; the water is blended but is done so under the State's arsenic blending plan; everyone will be connected to the pond for irrigation water.

Jack Nixon commented that if the water issue can be resolved, it's a good area to build a home.

Gloria Hansen commented that her husband is one of the partners and they still have roots in Cache Valley and the intent of the partners is to create a quality development.

Rod Blossom commented on the water connections. The water system works almost the same way as Logan City only on a smaller scale. HOA roads will be set up and clustering around a water system is the best way for a RU2 development.

07:41:00

Sands motioned to close the public hearing; Watterson seconded; Passed 6, 0.

Staff and **Commission** discussed roads being taken over by the county, the questions raised by public comment regarding water,

Gunnell motioned to recommend denial to the County Council for the Spring Ridge Rezone with the stated findings of facts, conclusions, and conditions; Watterson seconded; Passed 5, 0 (Sands abstained).

07:49:00

Staff Reports

Harrild gave a review of next month's agenda.

Runhaar gave an update on action taken by the Council for ordinances.

07:52:00

Adjourned