

MINUTES OF SPECIAL MEETING

City of Cache

Planning Commission Meeting

April 19, 2022

Meeting called to order at 6:30 pm By Co Chair Misty Rollans

Roll call: Present, Peggy Foster, Misty Rollans, Mamie Maree, John Richman.

Absent: James McCarty, Debbie McDonald, Mark Tate

Motion to approve Minutes from Last Meeting April 5, 2022 by John Richman, second by Misty Rollins, Motion Carried.

Citizens Participation open for public hearing of concerns for rezoning (see below): Elizabeth Patterson, Robert Patterson, Benny and Leona Cable, Curtis Bolky, Patti Worthen, Wayne Wade, Arnold Pahcheka, Billy Maxwell and his advocate Dawn Wallace, Jo Cable were in attendance with questions. Venius from CEDA and Code Enforcement (Paul) were also in attendance to answer questions.

1. Review CEDA request for rezoning approximately 20 acres of land west end of C Ave off HWY 115. Rezoning of 9.17-acre tract of land from existing A-1 (Agricultural Residential District to C-1 (General Commercial District) and 9.064 Acre A-1 (Agriculture Residential District to R-2 (Residential). See attachments A, B, C. CEDA has met all paperwork requirements. Motion was made by Peggy Foster and second by John Richman to pass on to City Council for the meeting on May 9, 2022. Motion carried.

Questions where: Concerns about easements, would easements be wide enough to drive on? What about water runoff, would there be a barrier between the Commercial and residential such as a fence or wall. Code Enforcement (Paul) spoke and explained that there would be easements but could not promise that they would be drivable easements. It was also explained that there would be a fence or wall to separate the Commercial area from the residential. Venius

(DEDA) also explained what the plans were for development of Commercial area.

On Drainage: It was explained that City of Cache had an Engineer come in and address the ongoing drainage issues within the City, also that Mr. Cargill would be addressing the drainage for the new development of the residential area behind the Commercial area. Mr. Cargill has had engineer look at and knows what will need to be done for proper drainage. Was asked if the new residential area would have access other than E Ave. CEDA (Venus) explained that yes, it is planned to have another access off HWY 115 or 8th St.

Was asked about property values declining due to the Commercial area. Where any Realtors contacted and questioned? Peggy Foster (Planning Commission) who is also a realtor spoke and told them from a realtor standpoint if done as planned we did not expect any effect on property values declining. Also said we could not forecast the future, say if the market crashes like it did in 2008 or if interest rates go up drastically.

Residents ask if this could cause property taxes to increase. Was explained that it would depend on Comanche County and what properties are currently selling for. If property taxes went up it wouldn't necessarily be because of development.

Was asked about what business might be going in and without naming anything citizens were told working on restaurant, grocery store, laundry mate and possibly a Family Dollar.

All Citizens seemed to be satisfied with answers and no more questions and were encouraged to attend the City Council meeting on May 9th if they had further questions.

Motion was made by Peggy Foster and second by John Richman to pass on to City Council for the meeting on May 9, 2022. Motion carried.

New Business:

1. NONE

Next Meeting: May 3, 2022 @ 6:00pm.

Motion to Adjourn made Peggy Foster, Second Misty Rollans Motion Carried.

Meeting Adjourned at 7:20pm