

APPROVED MINUTES

CACHE COUNTY COUNCIL

July 13, 2021 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and speak at a County Council meeting and the substance "in brief" of their comments. Such statements may include opinion or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.

MEMBERS PRESENT: Chair Gina H. Worthen; Vice Chair Barbara Tidwell; Council Members Karl B. Ward, Paul R. Borup, David L. Erickson, Nolan Gunnell, Gordon A. Zilles

MEMBERS EXCUSED: County Executive David Zook, Paul R. Borup

STAFF PRESENT: Deputy Attorney John Luthy, Finance Director Cameron Jensen, HR Director Amy Adams Fire Chief Rod Hammer, IT Director Bart Nelson, Janeen Allen, and Deputy Clerk Bryson Behm

OTHER ATTENDANCE:

Council Workshop (Current Employment Environment)

1. **Call to Order 3:00p.m.** – Gina H. Worthen
2. **Current Employment Environment** – Presentation HR Director Amy Adams on the current employment environment for Cache County Corp. Such topics as staffing shortages and wages were discussed. County Recorder Devron Andersen reported on his office crisis of being severely understaffed and not being able to hire a chief deputy at a competitive wage. Finance Director Cameron Jensen discussed how wages are associated to county taxes.
3. **Adjourn** – Approximately at 4:40pm

MEMBERS PRESENT: Chair Gina H. Worthen; Vice Chair Barbara Tidwell Council Members: Karl B. Ward, Paul R. Borup, Nolan Gunnell, Gordon A. Zilles, David L. Erickson

MEMBERS EXCUSED: County Executive David Zook, Paul R. Borup

STAFF PRESENT: Deputy Attorney John Luthy, Finance Director Cameron Jensen, HR Director Amy Adams Fire Chief Rod Hammer, IT Director Bart Nelson, Janeen Allen, Deputy Clerk Bryson Behm and Lauren Ryan

OTHER ATTENDANCE: Aspen Hunter, Bailey Buhler, Morgan Hansen, Avere Berntsen, Lamont Paulsen, Nathan Daus and Morgan Perkins

Council Meeting

1. **Call to Order 5:00p.m.** – Gina Worthen
2. **Opening Remarks and Pledge of Allegiance** –Flag Ceremony by Boy Scout Pack 47 of Hyrum, Karl Ward
3. **Review and Approval of Agenda**
 - Action:** Motion made by Barbara Tidwell to approve the agenda with the amendments moving 11b to 6b; Seconded by Karl Wards
 - Motion passes.**
 - Aye:** 6 Gina H. Worthen, Barbara Tidwell, Karl B. Ward, Nolan Gunnell, Gordon A. Zilles, David Erickson
 - Nay:** 0
 - Absent:** 1 Paul R. Borup
4. **Review and Approval of Minutes**
 - Action:** Motion made by Karl Ward to approve the minutes from the June 22 meeting ; Seconded by David Erickson.
 - Motion passes.**
 - Aye:** 6 Gina H. Worthen, Barbara Tidwell, Karl B. Ward, Nolan Gunnell, Gordon A. Zilles, David Erickson
 - Nay:** 0
 - Absent:** 1 Paul R. Borup
5. **Report of the County Executive**
 - a. **Executive and Chief Deputy Executive Absent**
6. **Items of Special Interest**
 - a. Cache County Rodeo Royalty
 - Discussion:** Cache County Royalty introduced themselves and expressed their gratitude to the council for making the rodeo happen and took a picture with the council. After that Lamont Paulsen expressed his gratitude for the county for helping put on the rodeo.
 - b. Grant Manager Discussion
 - Discussion:** Cameron Jensen gave a quick update on the creation of a Grant Manager the discussion will be continued at the next meeting.
 - c. Cache Water District Report
 - Discussion:** Nathan Daus, Cache Water District Manager gave a report on the current water situation in the county. He said the water outlook for this year is very grim and discussed the aging water infrastructure in the county. Daus continued by saying there needs to be updated infrastructure for the water usage and mention the potential of construction of new reservoirs for

water storage since most of the county's water supply are underground aquifers. He also mentions the use of the canal system in the county and possible innovations to help with water usage.

d. Appointment of an Interim County Attorney **Approved**

Action: Motion made by Karl Ward to appoint Tony Baird as the Interim County Attorney; Seconded by David Erickson.

Motion passes.

Aye: 6 Gina H. Worthen, Barbara Tidwell, Karl B. Ward, Nolan Gunnell, Gordon A. Zilles, David Erickson

Nay: 0

Absent: 1 Paul R. Borup

Discussion: Interim County Attorney expressed his love for his job and committed to the council keep the boat pointed in the right direction.

f. Imagine Cache Update (David Erickson left meeting 6:05pm)

Discussion: Lauren Ryan county planner gave a brief update on the new county plan. She gave brief overview of the timeline of the process and the a first draft should be available in the fall.

e. Children's Justice Center Update (Put on next week's agenda)

7. Department or Committee Reports

a. Imagine Cache Plan Update

Discussion: Lauren from the planning department reported on the open house of the "Imagine Cache Plan" and other community outreach. A rough draft of the plan may available by the fall. Lauren also presented on a story map that the GIS department has created for the public instead of the public reading a large report. Online participation will start in July, and open to the idea of tabling at events at upcoming summer events throughout the smaller communities in the county.

8. Board of Equalization Matters

a. No Board of Equalization Matters presented for consideration

9. Public Hearings

a. Resolution to amend the 2021 Cache County Budget - Resolution 2021-16 **No Longer Needed**

Action: Motion made by Karl Ward to not set a public hearing since it is no longer needed; Seconded by David Erikson

Motion passes.

Aye: 6 Gina H. Worthen, Barbara Tidwell, Karl B. Ward, Nolan Gunnell, Gordon A. Zilles, David Erickson

Nay: 0

Absent: 1 Paul R. Borup

b. Christy Rezone- Ordinance 2021-17

Action: Motion made by Nolan Gunnell to close the public hearing; Seconded by David Erickson.

Motion passes.

Aye: 6 Gina H. Worthen, Barbara Tidwell, Karl B. Ward, Nolan Gunnell, Gordon A. Zilles, David Erickson

Nay: 0

Absent: 1 Paul R. Borup

10. Pending Action

a. No Pending Action

11. Initial Proposals for Consideration of Action

a. Christy Rezone- Ordinance 2021-17 **Approved (Attachment 1)**

Discussion: Chris Harrild gave background on the rezone and mentioned the planning commission recommended approval of the rezone

Action: Motion made by Karl Ward to waive the rules and approve Ordinance 2021- 17 the Christy Rezone; Seconded Gordon Zilles

Motion passes.

Aye: 5 Gina Worthen, Barbara Tidwell, Karl B. Ward, Paul R. Borup, Nolan Gunnell, Gordon A. Zilles

Nay: 0

Absent: Paul R. Borup, David L. Erickson

13. Other Business

- a. Cache County Employee Summer Party
- b. Hyde Park Hometown Days
- c. Logan City Pioneer Day Parade
- d. Summer Salsa Showdown
- e. Cache County Fair and Rodeo
- f. Wellsville Founder's Day
- g. USACCC Fall Conference
- h. USU Homecoming Parade
- i. UAC Annual Conference

14. Council Member Reports

David Erickson – Absent

Gordon Zilles – Excited about the return of normalcy and the return of the parades.

Karl Ward – B-17 visiting the airport, grateful for the airport here in the county.

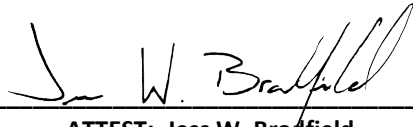
Barbara Tidwell – Summer Party, Service Project and Christmas Party info.

Paul Borup – Absent

Nolan Gunnell – Appreciated the joint planning commission meeting, would like it to be an annual meeting

Gina Worthen – No Report

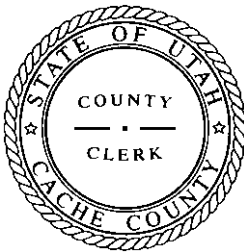
15. Adjourn – approximately at 6:30 p.m



ATTEST: Jess W. Bradfield
County Clerk/Auditor



APPROVAL: Gina. H. Worthen
Chair



CACHE COUNTY COUNCIL MEETING
JULY 13, 2021

ATTACHMENT 1

Ordinance No. 2021-17

Cache County, Utah

Christy Rezone

An ordinance request to amend the County Zoning Map by rezoning 5.0 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone

Whereas, the “County Land Use Development and Management Act,” Utah Code Ann. §17-27a-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

Whereas, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

Whereas, the Planning Commission caused notice of a public hearing for the rezone to be advertised at least ten (10) days before the date of the public hearing in *The Herald Journal*, a newspaper of general circulation in Cache County; and

Whereas, on June 3, 2021, the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed amendments to the County Council for final action; and

Whereas, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

Whereas, following proper notice, the County Council held a public hearing on July 13, 2021, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

Whereas, the Cache County Council has determined that it is both necessary and appropriate for the County to amend and implement this ordinance.

Now, therefore, the County Legislative Body of Cache County ordains as follows:

1. Statutory Authority

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-27a Part 1 and Part 3, and 17-53 part 2(1953, as amended to date).

2. Adoption of amended Zoning Map

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with

the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

3. Conclusions

A. The location of the subject property is compatible with the purpose of the Rural (RU2) Zone as identified under §17.08.030[A] of the Cache County Code as it:

- a. Is in close proximity to the Mendon City boundary.
- b. Allows for residential development in a moderately dense pattern that can allow for rural subdivisions without impeding adjacent agricultural uses.

4. Prior ordinances, resolutions, policies, and actions superseded

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

5. Exhibits

- A. Exhibit A: Rezone summary and information
- B. Exhibit B: Zoning Map of Cache County showing affected portion.

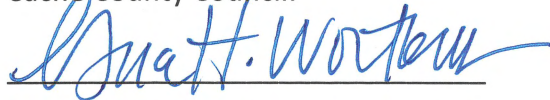
6. Effective date

This ordinance takes effect on 28 July, 2021. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

Approved and adopted 13 July, 2021.

	In Favor	Against	Abstained	Absent
Borup				X
Erickson				X
Gunnell	X			
Tidwell	X			
Ward	X			
Worthen	X			
Zilles	X			
Total	5			2

Cache County Council:



Gina Worthen, Chair
Cache County Council

Attest:



Jess Bradfield
Cache County Clerk

Publication Date: July 28, 2021



Public Hearing

Ordinance 2021-17 Christy Rezone

Agenda request submitted by: Chris Harrild, Director – Forwarded from the County Planning Commission

Assisting Department: Development Services

Requested Council meeting date: July 13, 2021

Agenda Item Language: Ordinance 2021-17 Christy Rezone – A request to rezone 5.0 acres at 5519 West 2000 South, near Mendon, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Recommendation: Planning Commission – Approval (7-yea; 0-nay).

Background: A request to rezone 5.0 acres at 5519 West 2000 South, near Mendon, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on June 3, 2021.

No additional hearing is required under the requirements of the State Code, however, the Council has previously directed it is beneficial to rehear the public comment and hold an additional hearing before the Council.

See attached for additional information.

County Staff Presenter: Chris Harrild

Presentation Time: No additional staff presentation time is anticipated.

County Staff Point of Contact: Angie Zetterquist, County Planner

Legal Review: N/A

Staff Report: Christy Rezone

3 June 2021

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Aaron Christy

Parcel ID#: 11-033-0003

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Angie Zetterquist

Project Address:

5519 West 2000 South
Mendon

Acres: 5.0

Surrounding Uses:

North – Agricultural/Mendon City

South – Agricultural

East – Residential

West – Residential/Mendon City

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Rural 2 (RU2)



Findings of Fact

A. Request description

1. A request to rezone 5.0 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. This rezone may allow the parcel to be legally divided into a maximum of 2 separate lots as part of a subdivision process.
3. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

a. Land Use Context:

- i.** Parcel status: The subject property is legal as it is in the same size and configuration as August 8, 2006. Under the current density requirements of the Agricultural (A10) Zone, the subject property cannot be further divided.
- ii.** Average Lot Size: There are 7 parcels immediately adjacent to the subject property in unincorporated County; three with a home and an average lot size of 4.0 acres and 4 without a home and an average lot size of 11.0 acres.

Within a ¼ mile buffer of the proposed rezone, there are no additional parcels in unincorporated County with a home. In the ¼ mile buffer area, there are 5 parcels in Mendon City with a home and an average size of 2.9 acres. Parcels without a home in the ¼ buffer area have an average size of 10.1 acres (22 parcels) in unincorporated County and 9.7 acres in Mendon (5 parcels).

When the buffer is expanded to ½ mile of the proposed rezone: parcels with a home in the County average 3.1 acres (30 parcels) and 1.3 acres in Mendon (46 parcels). There are 50 parcels without a home in the County within ½ mile of the proposed rezone averaging 11.5 acres and 19 parcels in Mendon without a home with an average size of 4.0 acres. (Attachment A)

The proposed RU2 zone allows a maximum density of 1 lot for every 2 acres, whereas the current A10 zone allows a maximum density of 1 lot for every 10 acres. With approximately 5.0 acres of property, the subject property cannot be further divided under the current A10 Zone standards. A rezone to RU2 may allow up to 2 buildable lots.
- iii.** Schedule of Zoning Uses: Under the current County Land Use Ordinance, the RU2 Zone is more restrictive in the uses allowed when compared to the Agricultural (A10) Zone. There are no uses that are allowed as a permitted or conditional use within the RU2 Zone that are not allowed as a permitted or conditional use within the A10 Zone. The following uses are conditional uses in the A10 Zone but are not allowed in the RU2 Zone:

 - Agricultural Manufacturing
 - Recreational Facility
 - Cemetery
 - Private Airport
 - Concentrated Animal Feed Operation
 - Livestock Auction Facility
 - Topsoil Extraction
- iv.** Adjacent uses: The properties adjacent to the subject rezone are primarily used for agriculture and single family dwellings and the boundary of Mendon City is immediately north and just west of the subject property divided by one residential lot.
- v.** Annexation Areas: The subject property is located within the Mendon City future annexation area. Mendon City was notified of the rezone request, but has not commented on the request at this time.
- vi.** Zone Placement: As identified by the Planning Commission and the County Council at the time the RU2 Zone was adopted, the intended/anticipated placement of this zone was in areas of the unincorporated county adjacent to municipalities. The Mendon City boundary is immediately north of the subject property and separated by a single parcel to the west.

The nearest RU2 zone is immediately east of the subject property. This RU2 zone was approved as the Mountain View Meadow Rezone in November 2018. The

rezone was for a 6.29 acre parcel located on 2000 South, a maintained County road that required minimal improvements when the 3-lot subdivision was approved in February 2019.

B. Ordinance—§12.02.010, §17.02.060; §17.08.030 [C]

4. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
5. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain possible guidelines for its implementation. County Land Use Ordinance §17.08.030 [B] [1] identifies the purpose of the RU2 Zone and includes the following:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
 - b. To implement the policies of the Cache Countywide Comprehensive Plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipal standards.
 - c. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
6. Consideration of impacts related to uses allowed within the RU2 Zone will be addressed as part of each respective approval process required prior to site development activities.

C. Access—16.04.040 [A], 16.04.080 [E], Road Manual

1. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
2. Table 17.10.040 Site Development Standards – Minimum lot frontage required in the A10 Zone is 90 feet.
3. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
4. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
5. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
6. §16.04.080 [E] Roads and Access – A basic road review is required and must consider:
 - a. The layout of proposed roads;
 - b. An analysis of existing roadway compliance with the Road Manual requirements;
 - c. Existing maintenance;
 - d. And any additional impacts to the proposed development access roads.
7. The Road Manual specifies the following:
 - a. Local Roads – Local roads are roads whose primary function is to provide access to residences, farms, businesses, or other properties that abut the road, rather than to serve through traffic. Although some through traffic may occasionally use a local road, through traffic service is not the primary purpose of local roads. For purposes of design and construction standards, local roads are subdivided into Major Local (ML) and Minor Local (L) roads.

- b. §2.1 Roadway Functional Classification – Major Local Road (ML): Major local roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major local roads may have significant local continuity and may operate at relatively high speeds. Because of the possibility of through traffic, a meaningful segment of traffic on major local roads may include drivers who are unfamiliar with the roads. Traffic on major local roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant proportion traffic is trucks or other heavy vehicles, additional design consideration will be required. almost exclusively to provide access to properties adjacent to the road.
- c. Table B-6 Typical Cross Section Minimum Standards: Major local roads must meet the minimum standard of a 66-foot right-of-way, two 10-foot wide paved travel lanes with 6-foot wide shoulders (2 feet paved, 4 feet gravel): 14-inches depth of granular borrow, a 6-inches depth of untreated base course, and 3 inches of bituminous surface course (asphalt).
 - a. Table B-8 Typical Cross Section Structural Values: The minimum structural composition for major local roads requires 14” depth of granular borrow, 6” depth of road base, and 3” depth of asphalt.
- 7. A basic review of the access to the subject property identifies the following:
 - a. Primary access to the subject properties is from 2000 South, a County road.
- 8. 2000 South:
 - a. Is an existing county facility that provides access to multiple dwellings, agricultural uses, vacant lots, and provides through access from SR-23 to 5400 West.
 - b. Is classified as a Major Local Road.
 - c. Consists of an average width of 22 feet with a paved surface.
 - d. Is maintained year round by the County.

D. Service Provisions:

- 9. §16.04.080 [C] Fire Control – The County Fire District had no comments on the rezone. Future access must be reevaluated and may require improvements based on the location of any proposed structure on lots created through a subdivision process.
- 10. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental provides refuse collection in this area, but had no comments on the rezone request.

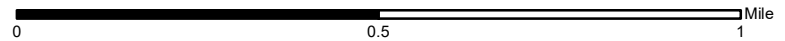
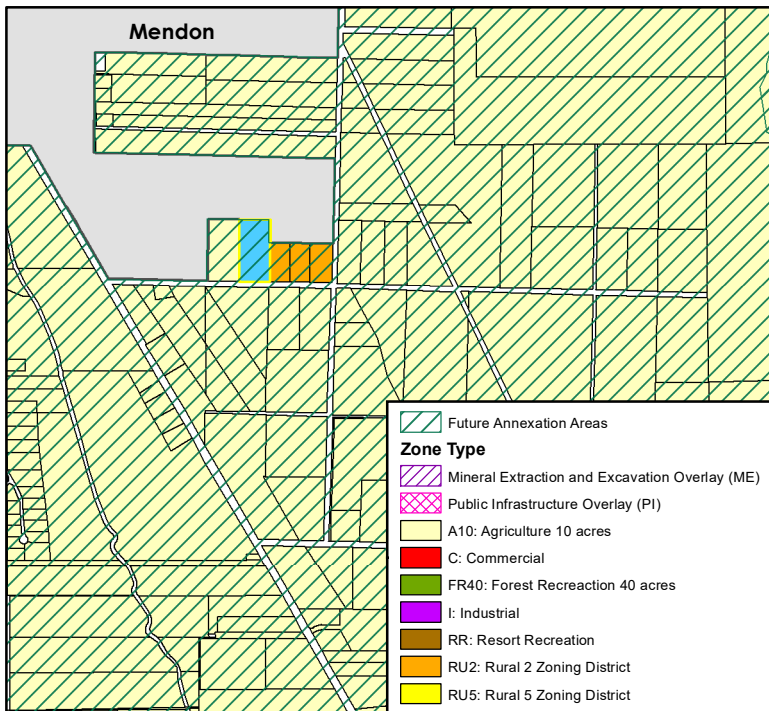
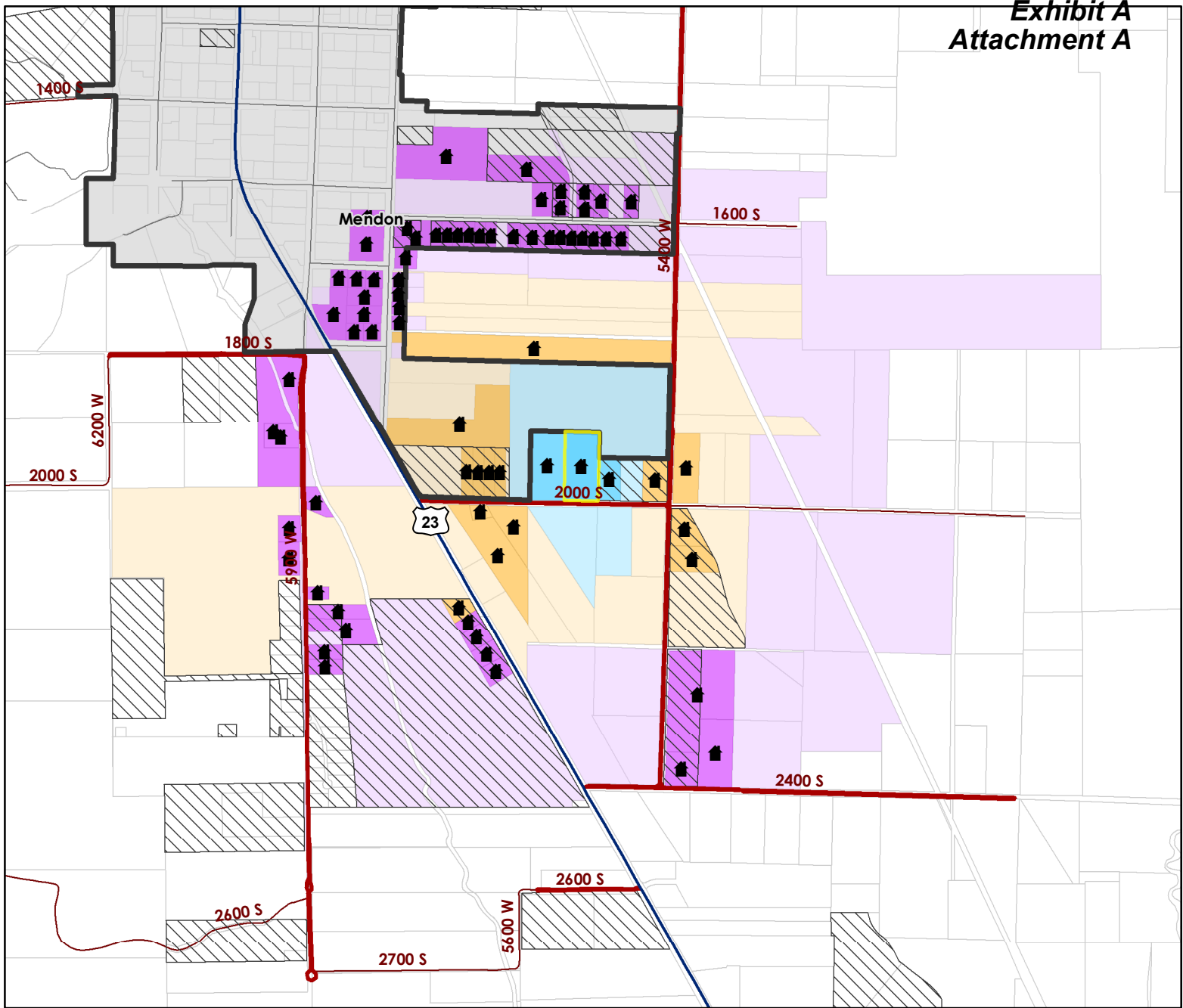
E. Public Notice and Comment—§17.02.040 Notice of Meetings

- 11. Public notice was posted online to the Utah Public Notice Website on 26 May 2021.
- 12. Notice was published in the Herald Journal on 22 May 2021.
- 13. Notices were posted in three public places on 21 May 2021.
- 14. Notices were mailed to all property owners within 300 feet and Mendon City on 21 May 2021.
- 15. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Christy Rezone is hereby recommended for approval to the County Council as follows:

- 1. The location of the subject property is compatible with the purpose of the Rural (RU2) Zone as identified under §17.08.030[A] of the Cache County Code as it:
 - a. Is in close proximity to the Mendon City boundary.
 - b. Allows for residential development in a moderately dense pattern that can allow for rural subdivisions without impeding adjacent agricultural uses.



Legend

- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	With a Home: 4 Acres (3 Parcels)
	Without a Home: 11 Acres (4 Parcels)
1/4 Mile Buffer	With a Home: 4 Acres (12 Parcels)
	With a Home in Mendon: 2.9 Acres (5 Parcels)
	Without a Home: 10.1 Acres (22 Parcels)
1/2 Mile Buffer	Without a Home in Mendon City: 9.7 Acres (5 Parcels)
	With a Home: 3.1 Acres (30 Parcels)
	With a Home in Mendon City: 1.3 Acres (46 Parcels)
	Without a Home: 11.5 Acres (50 Parcels)
Without a Home in Mendon City: 4 Acres (19 Parcels)	



5/11/2021

Olsen asked if there was any A10 property up there currently.

Mr. Jeppeson stated from the State line north it is all FR40 and there were only 40 acres farmed in the past.

Tom Bailey commented as the mayor of Wellsville and is concerned about water and fire protection,

Jed Fabricius commented the Jeppeson family doesn't have an issue with one home but do with the possibility of 83 homes.

Mr. D. Thomas commented on the water concerns.

Mr. Brian Jeppeson commented on history of the property and water concerns again.

06:25:00

Parker** motioned to close the public hearing for the Thomas Ranch Rezone; **Olsen** seconded; **Passed 6, 0.

Commissioners discussed the reasons for a denial.

Parker** motioned to recommend denial to the County Council for the Thomas Ranch Rezone based on the findings of facts and conclusions as written; **Lee** seconded; **Passed 6, 0.

06:28:00

#5 Public Hearing (5:45 PM) – Christy Rezone

Zetterquist reviewed the staff report for the Christy Rezone.

06:33:00

Parker** motioned to open the public hearing for the Christy Rezone; **Watterson** seconded; **Passed 6, 0.

Sands arrived.

Aaron Christy commented on his plans for the property.

Olsen asked about access.

Mr. Christy commented the access would be between to the two homes that are currently there.

06:37:00

Watterson** motioned to close the public hearing for the Christy Rezone; **Lee** seconded; **Passed 7, 0.

Commissioners discussed the lack of response from Mendon.

Christensen** motioned to recommend approval to the County Council for the Christy Rezone with the findings of fact and conclusions as written; **Parker** seconded; **Passed 7, 0.

Exhibit B: Ordinance 2021-17

Zoning Map of Cache County – Affected Portion
Christy Rezone



The following legal description reflects the noted properties above to be rezoned from Agricultural (A10) to Rural 2 (RU2):

11-033-0003

THE E/2 OF THE W/2 LOT 8 BLK 17 PLAT A MENDON FARM SVY NW/4 SEC 16 T 11N R 1W CONT 5 AC AC WITH R/W FOR WELL SITE (SEE DEED & AGREEMENT 753/382)