



**Planning Commission Minutes**

**08 January 2026**

<u>Items</u>	<u>Page</u>
<b><u>Consent Items</u></b>	
1. Mendon South Canal Conditional Use Permit .....	2
2. Frenchies Farm Lot Split 1 <sup>st</sup> Subdivision Amendment.....	2
<b><u>Regular Action Items</u></b>	
3. Public Hearing (5:35 PM or soon thereafter) – Mountain Manor Springs 2 Rezone .....	2
4. Public Hearing (5:45 PM or soon thereafter) – Frontage and Access Amendment.....	3
5. Public Hearing (5:55 PM or soon thereafter) – Subdivision Code Amendment .....	4
6. Blacksmith Hyrum Fork Irrigation Company Conditional Use Permit .....	5

**Present:** Conner Smith, Jason Watterson, Brady Christensen, Kurt Bankhead, Morris Poole, Nate Daugs, Chris Sands, Nolan Gunnell, Sandie Goodlander, Matt Phillips, Andrew Crane, Megan Izatt

**5:00:00 PM**

Light refreshments served in the Cache County Conference Room.

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

**Bankhead** called the meeting to order and gave opening remarks.

**Agenda and Minutes:**

*Daug* motioned to approve the agenda and the minutes from Dec. 4, 2025; *Watterson* seconded; **Passed 5, 0.**

*Ayes: Jason Watterson, Kurt Bankhead, Nate Daugs, Chris Sands, Morris Poole*

*Nays: 0*

**05:35:00**

**Consent Items**

**#1 Mendon South Canal Conditional Use Permit**

**#2 Frenchies Farm Lot Split 1<sup>st</sup> Subdivision Amendment**

*Sands* motioned to approve the consent agenda; *Daug* seconded; **Passed 5, 0.**

*Ayes: Jason Watterson, Kurt Bankhead, Nate Daugs, Chris Sands, Morris Poole*

*Nays: 0*

**05:33:00**

**Regular Action Items**

**#3 Public Hearing (5:35 PM or soon thereafter) – Mountain Manor Springs 2 Rezone**

**Smith** reviewed the staff report for the Mountain Manor Springs 2 Rezone.

**05:36:00**

*Watterson* motioned to open the public hearing for the Mountain Manor Springs 2 Rezone; *Daug* seconded; **Passed 5, 0**

*Ayes: Jason Watterson, Kurt Bankhead, Nate Daugs, Chris Sands, Morris Poole*

*Nays: 0*

**Rhy Lund** commented on having a drinking water system, and his opinion that the RU5 will be a benefit to the surrounding landowners.

**05:39:00**

*Daug* motioned to close the public hearing for the Mountain Manor Springs 2 Rezone; *Watterson* seconded; **Passed 5, 0.**

**Ayes:** Jason Watterson, Kurt Bankhead, Nate Daugs, Chris Sands, Morris Poole

**Nays:** 0

**Commissioners** and **Staff** discussed the unapproved subdivision, septic, possible annexation into Mendon, water, and difficulty with providing services for this area.

**05:46:00**

**Christensen** arrived.

*Sands* motioned to recommend denial to the County Council for the Mountain Manor Springs 2 Rezone based on the 4 conclusions; *Watterson* seconded; **Passed 6, 0.**

**Ayes:** Jason Watterson, Brady Christensen, Kurt Bankhead, Nate Daugs, Chris Samds, Morris Poole

**Nays:** 0

**05:47:00**

#### **#4 Public Hearing (5:50 PM or soon thereafter) – Frontage and Access Amendment**

**Smith** reviewed the information for the Frontage and Access Amendment.

**Commissioners** and **Staff** discussed access, different examples of access problems, emergency access issues, and if this applies to the FR40.

**06:04:00**

*Sands* motioned to open the public hearing for the Frontage and Access Amendment; *Poole* seconded; **Passed 5, 0.**

**Ayes:** Jason Watterson, Brady Christensen, Kurt Bankhead, Nate Daugs, Chris Sands, Morris Poole

**Nays:** 0

#### **No Public Comment**

*Daug* motioned to close the public hearing for the Frontage and Access Amendment; *Poole* seconded; **Passed 6, 0.**

**Ayes:** Jason Watterson, Brady Christensen, Kurt Bankhead, Nate Daugs, Chris Sands, Morris Poole

**Nays:** 0

*Daug* motioned to recommend approval to the County Council for all zones but the FR40; *Christensen* seconded; **Passed 6, 0.**

**Ayes:** Jason Watterson, Brady Christensen, Kurt Bankhead, Nate Daugs, Chris Sands, Morris Poole

**Nays:** 0

**06:06:00**

**#5 Public Hearing (6:05 PM or soon thereafter) – Subdivision Code Amendment**

**Crane** reviewed the information for the proposed Subdivision Code Amendment.

**Commissioners** and **Staff** discussed the type of subdivisions that this would apply to, requiring subdivisions to try and hook into municipal services from the closest municipality, requiring a drilled well for subdivisions.

**06:19:00**

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

*Ayes: Jason Watterson, Brady Christensen, Kurt Bankhead, Nate Dauges, Chris Sands, Morris Poole  
Nays: 0*

**Nate Player** commented on how this would be limiting for big parcels, how most cities will not extend services before annexation, and concerns requiring wells before development.

**Gunnell** commented on how the lot is more profitable with a pre-drilled well.

**Christensen** commented on protecting the public.

**Mr. Player** commented with concerns on drilling wells.

**06:29:00**

*Christensen motioned to close the public hearing; Dauges seconded; Passed 6, 0.*

*Ayes: Jason Watterson, Brady Christensen, Kurt Bankhead, Nate Dauges, Chris Sands, Morris Poole  
Nays: 0*

**06:58:00**

**Commissioners** and **Staff** discussed concerns with the limiting of property due to urban wildland interface for fire.

**Goodlander** explained on the increased fire costs are being handled.

**Commissioners** and **Staff** discussed how public water systems would affect requiring a public sewer system on subdivision applications of more than 7 lots,

*Christensen motioned to recommend approval to the County Council with the suggested modifications to Exhibit A6 to add in the option to connect with a municipal water supply or to create a public water system, Exhibit B4 if option A6 for a public water system is chosen for 8 lots or more, septic systems will be allowed based on the requirements of the Bear River Health Department, and Exhibit C4 to increase that number from 3 lots to 7 lots; Poole seconded; Passed 6, 0.*

*Ayes: Jason Watteron, Brady Christensen, Kurt Bankhead, Nate Dauges, Chris Sands, Morris Poole  
Nays: 0*

**06:30:00**

**#6 Blacksmith Hyrum Fork Irrigation Company Conditional Use Permit**

**Smith** reviewed the staff report for the Blacksmith Hyrum Fork Irrigation Company Conditional Use Permit (CUP).

**Brandon Parker** commented on wanting to pipe the existing canal.

**Sands** asked if this was for water conservation.

**Mr. Parker** responded yes.

**Poole** asked if ownership of the land is defined well,

**Mr. Parker** responded yes, it's all recorded.

***Watterson** motioned to approve the Black Smith Fork Irrigation Company Conditional Use Permit with the 10 conditions and 3 conclusions; **Daug**s seconded; **Passed 6, 0.***

***Ayes: Jason Watterson, Brady Christesen, Kurt Bankhead, Nate Daugs, Chris Sands, Morris Poole**  
**Nays: 0***

**Kohn Smith** commented against the CUP due to a study conducted by USU that stated piping the canal would cause water loss, and the negative impacts that would come from piping the canal.

**Gary Smith** commented on concerns with setting a precedence with approval of this project.

**Mr. Players** commented against this because it goes right through his mother's property, the land being owned by the property owner and not the canal, the loss of trees due to the piping of the canal, the springs in the area,

**Mr. Parker** responded there would be a French drain system.

**Floyd Burnett** commented 2 years ago at the annual meeting there was an explanation of what was going to happen and there have been several others and the water users were invited to those meetings.

**Sands** explained the legal precedence of approving CUPs.

**07:34:00**

**Adjourned**