



Planning Commission Minutes

04 September 2025

Items

Page

Consent Items

1. Cub River Estates Phase 2 Subdivision 2

Regular Action Items

2. Public Hearing (5:35 pm or soon thereafter) – SBA UT 24128-B Paradise Rezone 2
3. Public Hearing (5:50 PM or soon thereafter) – Sparks Venture Rezone..... 3
4. Public Hearing (6:05 PM or soon thereafter) – Greenfield Industrial Warehouse Rezone 4
5. Honey Solar Stone Project Ordinance Amendment 4
6. Saddle Ridge Subdivision 5
7. Questar Gas Company dba Enbridge Gas Utah Conditional Use Permit 6
8. Suncore/Edge Excavation Vehicle Repair Shop Conditional Use Permit..... 6
9. Nixon & Nixon, Inc Conditional Use Permit Revocation 7
10. Discussion: Powder Mountain Master Plan..... 8
11. Discussion: General Plan – Water Use and Preservation Element..... 9
12. Discussion: Pioneering Agreement 9

Present: Conner Smith, Angie Zetterquist, Morris Poole, Nate Daus, Brady Christensen, Chris Sands, Jason Watterson, Val Jay Rigby, Nolan Gunnell, Jason Winn, Matt Phillips, Jeris Kendall, Ronnie Keller, Andrew Crane, Megan Izatt

5:00:00 PM

Light refreshments served in the Cache County Conference Room.

Start Time: 05:30:00

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

Agenda and Minutes

Daus motioned to approve the agenda and minutes from August 7, 2025; **Rigby** seconded; **Passed 6, 0 Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daus, Val Jay Rigby**
Nays: 0

05:33:00

Consent Items

#1 Cub River Estates Phase 2 Subdivision

Daus motioned to approve the Cub River Estates Phase 2 Subdivision; **Christensen** seconded; **Passed 6, 0.**
Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daus, Val Jay Rigby
Nays: 0

05:35:00

Regular Action Items

#2 Public Hearing (5:35 PM or soon thereafter) – SBA UT 24138-B Paradise Rezone

Smith reviewed the staff report for the SBA UT 24138-B Paradise Rezone

05:35:00

Sands motioned to open the public hearing; **Daus** seconded; **Passed 6, 0.**
Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daus, Val Jay Rigby
Nays: 0

No public comment.

05:35:00

Christensen motioned to close the public hearing; **Daus** seconded; **Passed 6, 0.**
Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daus, Val Jay Rigby
Nays: 0

Commissioners and **Staff** discussed the overlay size and the comments received from Paradise City.

Christensen motioned to recommend approval to the County Council for the SBA UT 24138-B Paradise Rezone with the 1 condition; **Daug**s seconded; **Passed 6, 0**.

Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daugs, Val Jay Rigby
Nays: 0

05:50:00

#3 Public Hearing (5:50 PM or soon thereafter) – Sparks Ventures Rezone

Smith reviewed the staff report for the Sparks Venture Rezone.

Blake Sparks commented as the owner and application on the water table and history of use on the land.

05:56:00

Daugs motioned to open the public hearing; **Rigby** seconded; **Passed 6, 0**.

Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daugs, Val Jay Rigby
Nays: 0

Garrett Rykert asked which road is being used.

Christensen responded its past the mortuary and called Bullocks Lane locally.

Mr. Sparks commented that some kind of widening is going to need to happen.

Watterson responded the rezone is being requested to change the potential use of the property.

Stan Checketts asked if 8th west is going to be improved and commented on improvements on 4200.

Mr. Sparks commented on what improvements the County is going to require that he is aware of.

Scott Richins commented on 8th west and concerns with what would be allowed to go there with the rezone.

06:02:00

Daugs motioned to close the public hearing; **Sands (check)** seconded; **Passed 6, 0**.

Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daugs, Val Jay Rigby
Nays: 0

Commissioners discussed this possibly being a spot rezone, if this is inline with Envision Cache Valley and what residents want in that area.

Rigby motioned to recommend denial to the County Council for the Sparks Venture Rezone with the 3 conclusions; **Poole** seconded; **Passed 5, 1**.

Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Val Jay Rigby
Nays: Nate Daugs

06:08:00

#4 Public Hearing (6:05 PM or soon thereafter) – Greenfield Industrial Warehouse Rezone

Smith reviewed the staff report for the Greenfield Industrial Warehouse Rezone.

Christensen disclosed that he owns property directly on the boarder of this project.

Commissioners and **Staff** discussed the split zoning, what actions would trigger a review of the project and possibly make it come back to the commission, and how road impacts and improvements would be addressed with a conditional use permit (CUP).

06:22:00

Rigby** motioned to open the public hearing; **Daug**s seconded; **Passed 6, 0.

Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daugs, Val Jay Rigby
Nays: 0

No Public Comment

Daug**s motioned to close the public hearing; **Rigby** seconded; **Passed 6, 0.

Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daugs, Val Jay Rigby
Nays: 0

Commissioners discussed how road improvements will be address in the CUP process.

Daug**s motioned to recommend approval to the County Council for the Greenfield Industrial Warehouse Rezone with the 1 conclusion; **Rigby** seconded; **Passed 5, 0, 1.

Ayes: Morris Poole, Chris Sands, Jason Watterson, Nate Daugs, Val Jay Rigby
Nays: 0

Abstain: Brady Christensen

05:38:00

#5 Honey Solar Stone Project Ordinance Amendment

Smith informed the Commission that nothing has changed since last meeting.

Commissioners and **Staff** discussed how more than 5 but less than 20 acres does not require a rezone, and the restoration agreement section.

Cole Stocker commented on bonds for restoration.

Christensen asked if there were statistics on failure rates on projects.

Mr. Stocker commented that no and explained how financing works. He has never seen a project fail and does have a study regarding restoration that he can send.

Commissioners and **Staff** discussed the restoration agreement section.

Daug** motioned to recommend approval to the County Council for the Honey Solar Stone Project Ordinance with the addition discussed to the restoration agreement section; **Rigby** seconded; **Passed 5, 1.

Ayes: Morris Poole, Chris Sands, Brady Christensen, Nate Daugs, Val Jay Rigby

Nays: Jason Watterson

06:24:00

#6 Saddle Ridge Subdivision

Zetterquist reviewed the staff report for the Saddle Ridge Subdivision.

Commissioners and **Staff** discussed requiring water rights.

Christoper Huffman commented as one of the developers on the request for a continues by public works. He also commented on conditions, #3, 4 and 5.

Christensen asked about ownership of the road.

Mr. Huffman commented there is an extensive history on the road dedications and easements.

Christensen asked if the county doesn't own the road, how are more homes allowed on the road.

Mr. Huffman expressed a desire to work with county with the road and the improvements needed and reviewed the amendments with the road.

Poole asked about fire access.

Mr. Huffman responded that will be address by their attorney but all the road dedications for the existing road are addressed and ready to go. He addressed conditions #6, 7, and 13.

Sands asked about the Ag protection designations.

Mr. Huffman responded a subdivision is allowed here and the protection area should be fine.

Commissioners and **Staff** discussed the timeline for recordation of the subdivision.

Chris Hogle addressed the secondary access requirement and the conditions for improving 6400 south.

Crane commented that the planning commission is the land use authority for Cache County and addressed the fire code issue.

Commissioners and **Staff** discussed the fire code and fire suppression, and roads and road improvements.

Mr. Huffman commented on the road and the possibility of a community cistern to help with the fire sprinklers.

Winn commented that this is the first time water storage is being mentioned.

Phillips commented on secondary access.

Commissioners discussed continuing the Saddle Ridge subdivision to work out the fire suppression and road issues.

Christensen motioned to continue the Saddle Ridge Subdivision up to 90 days; Sands seconded; Passed 6, 0.

Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daus, Val Jay Rigby
Nays: 0

07:27:00

5 minutes recess.

07:33:00

#7 Questar Gas Company dba Enbridge Gas Utah Conditional Use Permit

Smith reviewed the staff report for the Questar Gas Company dba Enbridge Gas Utah CUP.

Caroline King commented that this project is in conjunction with the GGUSA project that was approved in July.

Andrew Asplun commented on the amount of gas being produced and what happens at Enbridge's facility.

Daus motioned to approve the Questar Gas Company dba Enbridge Gas Utah Conditional Use Permit with the 19 conditions and 3 conclusions; Rigby seconded; Passed, 6. 0.

Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daus, Val Jay Rigby
Nays: 0

07:42:00

#8 Suncore/Edge Excavation Vehicle Repair Shop Conditional Use Permit

Zetterquist reviewed the staff report for the Suncore/Edge Excavation Vehicle Repair Shop CUP.

Commissioners and **Staff** discussed ownership of the property and business, the CUP that was applied for and not recorded, and size of the building.

Greg Flint commented on the purpose and reason for the CUP.

Sands asked where their existing facility is.

Mr. Flint commented that it is near Schrieber's.

Christensen asked if the applicant is comfortable with all the conditions.

Mr. Flint responded yes.

Daug** motioned to approve the Suncore/Edge Excavation Vehicle Repair Shop Conditional Use Permit; **Rigby** seconded; **Passed 6, 0.

***Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daugs, Val Jay Rigby**
Nays: 0*

Rigby** motioned to extend the meeting until 8:45 pm; **Daug** seconded; **Passed 6, 0.

***Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daugs, Val Jay Rigby**
Nays: 0*

07:50:00

#9 Nixon & Nixon, Inc Conditional Use Permit Revocation

Jeris Kendall reviewed the information for the Nixon & Nixon, Inc Conditional Use Permit Revocation.

Christensen asked why this is happening now.

Kendall responded the County chose to act when they became apprised of the situation.

Christensen asked about controversies for access points for gravel pits and roads being marked private.

Kendall responded he does not know anything about that however, GIS is constantly adjusting and trying to make updates happen when information becomes available.

Wayman Stodart presented as legal counsel for Nixon & Nixon, Inc. He reviewed information regarding the access and agreement for Nixon to use the road.

Daug** motioned to extend the meeting until 9:30 pm; **Christensen** seconded; **Passed 6, 0.

***Ayes: Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daugs, Val Jay Rigby**
Nays: 0*

Sands asked about the PUD project.

Alex Bearnson responded the PUD didn't happen because Smithfield wasn't able to get utilities for it.

Brad Bearnson commented on the critical nature of the current access for Nixon.

Kendall commented on the evidence the County has to uphold their argument for possible revocation of the CUP or bringing the CUP into compliance, how a CUP cannot give away another property owner's rights, and commented on funding for the road.

Sands asked if the 2017 CUP replaces the 1984 CUP.

Kendall responded no and explained about the CUPs.

Sands asked if the CUPs were revoked, could a new CUP be applied for?

Kendall responded yes.

Commissioners discussed the possible out of compliance for the CUP due to access and if revocation is needed.

***Daug** motioned to deny the revocation of the Nixon & Nixon, INC Conditional Use Permit Revocation; **Christensen** seconded; Motion does not pass 3, 2, 1
Ayes: **Brady Christensen, Jason Watterson, Nate Daugs**
Abstain: **Morris Poole***

***Sands** motioned to continue the Nixon and Nixon, Inc Conditional Use Permit for up to 90 days; **Poole** seconded; Passed 6, 0.
Ayes: **Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daugs, Val Jay Rigby**
Nays: 0*

09:22:00

#10 Discussion: Powder Mountain Master Plan

Brian Carver reviewed the Powder Mountain master plan.

Gunnell asked about the number of entities effected.

Mr. Carver responded 12.

Gunnell asked why county roads needs to respond when Cache County is not providing any access roads.

Mr. Carver responded it is required by statute even though Cache County is not providing access.

Sands asked what role the department of environmental quality played.

Mr. Carver responded it was ultimately decided they didn't need to be involved and continued with his presentation.

Gunnell asked about safety measures on the steep roads.

Mr. Carver responded that the current study doesn't address things like guard rails.

***Daug** motioned to extend the meeting until 10:00 pm; **Sands** seconded; Passed 6, 0.
Ayes: **Morris Poole, Chris Sands, Brady Christensen, Jason Watterson, Nate Daugs, Val Jay Rigby**
Nays: 0*

Poole asked if there were any dangers in the county sharing a boundary with another entity.

Mr. Carver responded no but it is in the County's best interest to have a good agreement with Weber County.

Brooke Hontz reviewed the master plan CUP application review timeline and making sure the conditions are clear and protective for the county and for Powder Mountain.

Gunnell commented on the interlocal agreement and making sure it is done right and protects the county and the citizens that this affects in both counties.

Ms. Hontz responded she agrees with that. Powder Mountain is not part of that interlocal agreement however there has been a fiscal study completed about how much the county can expect to receive in revenue and even if part of those funds needs to go back to help pay for those services, there should still be a good-sized cushion.

09:19:00

#11 Discussion: General Plan – Water Use and Preservation Element

Zetterquist reviewed the small changes to the General Plan – Water Use Preservation Element.

09:40:00

#12 Discussion: Pioneering Agreement

Phillips reviewed the reason for a pioneering agreement and what the agreement does.

Commissioners and **Staff** discussed existing developments and how this would affect those, how this will affect landowners in the county, and some examples of how the agreement would work.

10:00:00

Adjourned