



Planning Commission Minutes

02 October 2025

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Present: Conner Smith, Angie Zetterquist, Brady Christensen, Kurt Bankhead, Morris Poole, Nate Daug, Jason Watterson, Val Jay Rigby, Nolan Gunnell, Matt Phillips, Sandi Goodlander, 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 **Daug**s gave opening remarks.

Agenda and Minutes

*Daug*s motioned to approve the agenda with the removal of item #6 and to approve the minutes from September 4, 2025; *Watterson* seconded; **Passed 6, 0.**

Ayes: Val Jay Rigby, Brady Christensen, Nate Daug, Kurt Bankhead, Jason Watterson, Morris Poole
Nays: 0

05:33:00

Consent Items

#1 Bold K9 Solutions, LLC Conditional Use Permit

#2 Nautica Subdivision 1st Amendment

#3 Zan Summers Lot Split 1st Amendment

*Daug*s motioned to approve the consent agenda; *Watterson* seconded; **Passed 6, 0.**

Ayes: Val Jay Rigby, Brady Christensen, Nate Daug, Kurt Bankhead, Jason Watterson, Morris Poole
Nays: 0

05:34:00

Regular Action Items

#4 Public Hearing (5:35 PM or soon thereafter) – Mountain Manor Rezone

Smith reviewed the staff report for the Mountain Manor Rezone.

Commissioners and **Staff** discussed Mendon's comments against the rezone and the location.

05:35:00

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

Ayes: Val Jay Rigby, Brady Christensen, Nate Daug, Kurt Bankhead, Jason Watterson, Morris Poole
Nays: 0

Rhy Lund commented as the applicant and stated there will only be 20 lots not 49, annexation of land into Mendon, and wanting to see growth in the valley.

Kent Baker commented against the rezone due to concerns with water and how it will affect his farm.

Cody Mickelson commented against the rezone due the increased density the rezone would allow, lack of infrastructure and services in the area, and concerns regarding water.

Jason Coy commented against the rezone due concerns with water, increased traffic, and wanting the area to remain rural.

Mr. Lund commented on water rights.

Trina Lund commented as the owner of the land and all the development and how this is how she will support herself.

Tam Wardle commented for the development and how development is coming.

Jennifer Nielson commented that if this is not approved, the land will be sold to a big developer rather than the current owner.

05:50:00

Daug** motioned to close the public hearing for the Mountain Manor Springs Rezone; **Watterson** seconded; **Passed 6, 0.

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

Commissioners discussed the number of lots currently allowed and the number of lots allowed with the rezone, water, and

Daug** motioned to recommend denial to the County Council for the Mountain Mannor Springs Rezone with the 5 conclusions and the addition of a 6th condition stating Mendon City is against the rezone; **Watterson** seconded; **Passed 6, 0.

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

05:56:00

#5 Public Hearing (5:45 PM or soon thereafter) – General Plan – Water Use Preservation Element

Zetterquist briefly reviewed the water use preservation element and reminded the Commission that to meet state law, this needs to be approved by the end of the year.

Aubrey Larsen presented on the Water Use Preservation Element.

06:14:00

Watterson motioned to open the public hearing for the General Plan – Water Use Preservation Element; *Daug*s seconded; **Passed 6, 0.**

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

Mr. Lund asked about the subdivision moratorium and why the local water division office wasn't aware of it.

Gunnell commented how water is overseen by the State and the moratorium was put out by the County Council and how the local water office attended a meeting last week.

Mr. Lund responded it was recommended to them to request an RU2 rezone and asked if the plan was to limit water use.

Christensen commented on the water issues in the area where Mr. Lund was requesting a rezone.

06:18:00

*Daug*s motioned to close the public hearing for the General Plan – Water Use Preservation Element; *Watterson* seconded; **Passed 6, 0.**

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

Commissioners and **Staff** discussed the per home water usage number, canals and piping canals and the consequences that brings, moving water shares around the county, and keeping water in the valley.

Watterson motioned to recommend approval to the County Council for the General Plan – Water Use Preservation Element; *Poole* seconded; **Passed 6, 0.**

Aye: Val Jay Rigby, Brady Christensen, Nate Daugs, Kurt Bankhead, Jason Watterson, Morris Poole
Nays: 0

06:29:00

#6 Saddle Ridge Subdivision

Removed.

#7 Discussion: Powder Mountain Master Plan

Bryan Carver presented the Powder Mountain Master Plan.

Commissioners and **Staff** discussed the interlocal agreement between Cache County and Weber County.

Mr. Carver continued the Powder Mountain Master Plan presentation.

Commissioners and **Mr. Carver** discussed the interlocal agreement, minimum clearances around structures to help prevent fire, and dark sky compliance.

Brooke Hontz commented on dark sky compliance, defensible spaces, the interlocal agreement, studying other communities that have done similar developments, and the development process.

Crandall commented on the development design review and when details are discussed.

Ms. Hontz responded her understanding on the development design review depending on the type of building.

Daugs asked when those conditions would be available.

Ms. Hontz responded she had them done, staff is now reviewing.

07:09:00

#8: Discussion: Pioneering Agreement

Crandall reviewed the pioneering agreement.

Commissioners and **Staff** discussed what information is given to applicants for roads when they apply, private roads, the county's part of the agreement, what point in the process would it come before the planning commission, associated fees, how this affects the fee in lieu, who gets reimbursed if development does happen, what other municipalities/counties are doing pioneering agreements and how, and making sure a fee is built into the process to cover the county's time/expenses.

07:50:00

#9 Discussion: Amending Cache County Code §17.10.040 – Commercial Lot Coverage

Smith reviewed the current table in this code section and what changes are being proposed.

Commissioners and **Staff** discussed the reason for the suggested changes, impervious surfaces vs non-impervious surfaces,

08:00:00

***Daug**s motioned to extend the meeting until 8:30 pm; **Watterson (CHECK)** seconded; **Passed 6, 0.**
Ayes: Val Jay Rigby, Brady Chirstensen, Nate Daugs, Kurt Bankhead, Jason Watterson, Morris Poole
Nays: 0*

Commission took a 5 min break.

Commissioners discussed what direction to take the pioneering agreement so staff knows the next steps to take.

Commissioners discussed increasing surfaces to 80% for commercial lot coverage and what the next steps would be for approving any changes to the code would be.

08:13:00

#10 Discussion: Amending Cache County Code §17.10.040 – Irrigation Canal Setback Distance

Zetterquist reviewed the current code for irrigation canal setback distance and the proposed changes.

Commissioners discussed the impacts on the canal companies the proposed changes would have, making sure canal companies are contacted, possibly requiring a letter of approval from the canal company, and flood zoning clearances.

#11 Discussion: Amending Cache County Code §17.07.040 & 17.10.040 – Frontage and Access

Zetterquist informed the Commission that there have been some issues in the FR40 zone and the proposed changes would help alleviate some of those issues.

#12 Discussion: Amending Cache County Code Titles 16 Subdivision Regulations & Title 17 Zoning Regulations Based on Joint Workshop with County Council on 24 September 2025

Zetterquist informed the commission staff is looking for some direction on what the Commission would like to see happen with this item before the next joint meeting on October 22.

#13 11th Annual Cache Summit – October 27th & 28th, Riverwoods Conference Center

Zetterquist reviewed what the Annual Cache Summit is and what is included in the registration fee.

8:33:00

Adjourned.