



**Planning Commission Minutes**

**6 March 2025**

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**Present:** Conner Smith, Angie Zetterquist, Jason Watterson, Lane Parker, Brady Christensen, Chris Sands, Val Jay Rigby, Nate Daug, Barbara Tidwell, Matt Phillips, Andrew Crane, Megan Izatt

**5:00:00 PM**

Light refreshments served in the Cache County Conference Room.

**Start Time: 05:31:00**

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

### **Agenda and Minutes**

*Parker* motioned to approve the agenda and the minutes from February 6, 2025; **Rigby** seconded; **Passed 5, 0.**

*Aye: Brady Christensen, Chris Sands, Jason Watterson, Val Jay Rigby, Lane Parker*

*Nays: 0*

**05:33:00**

### **Consent Items**

#### **#1 BLT Subdivision Amendment**

#### **#2 Laron Falslev Subdivision Amendment**

*Parker* motioned to recommend the consent items with the associated conditions and conclusions; **Christensen** seconded; **Passed 5, 0.**

*Aye: Brady Christensen, Chris Sands, Jason Watterson, Val Jay Rigby, Lane Parker*

*Nays: 0*

**05:35:00**

### **Regular Action Items**

#### **#3 Cronquist Minor Extraction Conditional Use Permit**

**Smith** reviewed the staff report for the Cronquist Minor Extraction Conditional Use Permit.

**Wayman Stodart** informed the Commission that the applicant is prepared to meet conditions with a few modifications and reviewed those suggested modifications with the Commission.

**Staff** and **Commissioners** reviewed the proposed modifications that the applicant suggested.

**Mr. Stodart** informed the Commission that the applicant has no intent to have this type of use in the future.

**Staff** and **Commissioners** discussed the 5-acre limitation.

**Mr. Stodart** reviewed the engineering documents that explain the cut area and the applicant's interpretation of condition #7.

**Watterson** asked if the diagram in Mr. Wayman's handout reflect the current location.

**Mr. Stodart** responded that the location is at the bottom of the engineering diagram.

**Christensen** asked if the foot print will be on 4.79 acres.

**Mr. Stodart** responded the foot print will be 4.79 acres but it will look a little larger on aerial photos due to fill.

**Christensen** asked how much fill is anticipated and why that area can't be filled before extraction.

**Mr. Stodart** explained the how the extraction and leveling is happening and that cut material from the site is being used as fill.

**Staff** and **Commissioners** discussed conditions 13 and 14.

**Mr. Stodart** commented that the changes to 13 and 14 are made with the intent that the county will help with any approvals or permits needed to meet conditions 13 and 14.

**Staff** and **Commissioners** discussed what would be consider an obstruction or blockage for conditions 13 and 14, the traffic impact study.

**Mr. Stodart** informed the Commissioners that the applicant is willing to modify the condition for #5 to allow the County engineers to review the request for a dump truck and pup and side dump.

**Staff** and **Commissioners** discussed condition #5.

**Mr. Stodart** expressed concerns with a limitation on vehicles for condition #5.

**Phillips** commented on side dumps and pups being used on the roads being impacted with this application and how limiting to dump truck only runs the risk of prolonging the time need for excavation.

**06:30:00**

**Daug** arrived.

**Staff** and **Commissioners** discussed if an extension would be need for engineering to continue reviewing the traffic impact study, and what to do about additional loads.

**Rigby** asked if the fugitive dust plan has been submitted to the DEQ.

**Mr. Stodart** responded the fugitive dust plan is the sodium chloride and it is covered by the SWPP permit and if a need for a different type of permit is needed, that is covered under condition 18.

**Staff** and **Commissioners** discussed a need for a plan for fugitive dust, hours of operation, and noise.

**06:53:00**

**Parker** motioned to move to the public hearings and come back to item #3; **Rigby** seconded; **Passed 6, 0.**

*Ayes: Brady Christensen, Chris Sands, Nate Daug, Jason Watterson, Val Jay Rigby, Lane Parker*  
*Nays: 0*

**06:54:00**

**#4 Public Hearing: Rezone CS Rezone**

**Smith** reviewed the staff report for the Rezone CS Rezone.

**Watterson** asked how the application fits into the uses allowed in the Public Infrastructure Overlay.

**Keaton Haviland** commented that they are in the garbage industry and haul mainly organic waste which falls under solid waste. The project is predominately for composting.

**Sands** asked what material is being hauled.

**Mr. Haviland** responded predominately wood product.

**Daug** asked about the type of permitting process with the state.

**Mr. Haviland** responded it is a yearlong process and the State reviews everything.

**Daug** commented on the natural drainage ways on the property and concerns with the type of products that will be brought in.

**Mr. Haviland** responded they are planning to cap the current free flowing well on the south runoff and how the location of the property is the best fit in the valley currently for sale.

**Sands** asked if the free flowing well has a water right with it.

**Mr. Haviland** responded they are purchasing a water right with the property and will work with the County on any requirements.

**Christensen** asked about garbage.

**Mr. Haviland** responded that the state allows a garbage dump or a transfer station and they are planning on a transfer station at some point.

**Christensen** commented with concerns of garbage leaving the site.

**Mr. Haviland** responded that is heavily scrutinized, especially where this is a private company.

**Tidwell** asked if an environmental impact study has been completed.

**Mr. Haviland** responded that would be a completed item for down the road but no running water is allowed within 1,000 feet by state requirements.

**Sands** asked about self-containment and permitting with state.

**Mr. Haviland** responded self-containment would be something like a berm to prevent water runoff.

**Daug**s asked if other companies who run similar operations be allowed to bring material there.

**Mr. Haviland** responded it depended on the type of permit they can get from the State.

**Rigby** asked if any conversation has been had with the model airplane people there.

**Mr. Haviland** responded that he is not allowed with be within 5,000 feet of any business that operates with 8-5 hours of operation.

**07:09:00**

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

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

No public comment.

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

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

**Commissioners** and **staff** discussed the precedent rezoning for this type of use could set and if the area is a good use for that.

*Parker* motioned to recommend denial to the County Council for the Rezone CS Rezone with the two conclusions; **Rigby** seconded; **Passed 5, 1.**

*Ayes: Brady Christensen, Chris Sands, Jason Watterson, Val Jay Rigby, Lane Parker*  
*Nays: Nate Daugs*

**07:15:00**

#### **#5 Public Hearing: Tanner and Nicole Godfrey Home Rezone**

**Watterson** informed the Commission that the applicants are family but he has no financial ties with the application.

**Smith** reviewed the staff report for the Tanner and Nicole Godfrey Home Rezone.

**Tanner Godfrey** commented on then intent to build one additional home on the property and how the RU5 wasn't allowed due to the sensitive lands.

**Commissioners** discussed the location and the RU2 zone.

**07:24:00**

*Rigby* motioned to open the public hearing for the Tanner and Nicole Godfrey Home Rezone; **Daug**s seconded; **Passed 6, 0.**

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

**Jake Israelson** asked about the number homes allowed with the rezone.

*Sands motioned to close the public hearing for the Tanner and Nicole Godfrey Home Rezone; Rigby seconded; Passed 6, 0.*

*Ayes: Brady Christensen, Chris Sands, Nate Daug, Jason Watterson, Val Jay Rigby, Lane Parker  
Nays: 0*

*Daug motioned to recommend approval to the County Council for the Tanner and Nicole Godfrey Home Rezone; Rigby seconded; Passed 5, 0 (Watterson abstained).*

*Ayes: Brady Christensen, Chris Sands, Nate Daug, Val Jay Rigby, Lane Parker  
Nays: 0*

**07:26:00**

**Commissioners** returned to the Cronquist Minor Extraction CUP and allowed public comment.

**Bobby Dansie** commented against the CUP with concerns with full time employees being on site, 600 loads being allowed, how the operation is destroying the enjoyment of their home, health concerns, flooding due to a ditch being filled in, and concerns with enforcement due to lack of staff.

**Public Member** commented against the CUP with concern for the road and traffic.

**Carolee Stokes** commented against the CUP with concerns for safety, dust, and roads.

**Terry Cronquist** commented against the CUP because they are not hauling gravel.

**Kim Cronquist** commented against the CUP due to concerns for safety of the residents.

**Sam Goble** commented with concerns due to the precedent approving the CUP would set due to no dust control plan, a January traffic impact study, and concerns with the road.

**Mr. Stodart** explained how this is not a gravel pit operation and how the applicant is trying to make a hay meadow for his agricultural operation.

**Daug** commented on not needing the county code read back and how conditions can be placed on the application.

**Mr. Stodart** commented on a number of things out of the applicant's control and how the Commission's responsibility is to create conditions that mitigate known impacts and how the applicant is trying to run an agricultural operation.

**Daug** asked about the cubic feet of material that needs to be excavated.

**Mr. Stodart** commented on the dump truck definition that was mentioned in the staff report.

**Commissioners** discussed if the impacts can be truly minimized and if so, if the conditions need to be more detailed.

**Mr. Stodart** commented on how CUPS have an expectation of being approved as long as reasonable conditions can be created to mitigate impacts.

**Staff** and **Commissioners** discussed amending conditions 4, 5, and 8.

*Daug* motioned to extend the meeting up to 30 minutes; **Rigby** seconded; **Passed 6, 0.**

*Ayes: Brady Christensen, Chris Sands, Nate Daugs, Jason Watterson, Val Jay Rigby, Lane Parker*  
*Nay: 0*

**Staff** and **Commissioners** discussed amending conditions 13, 14, 18, 19, 20, and adding a condition regarding Smithfield City's waterline, and the allowed loads per week.

**Mr. Stodart** commented on the 50 loads per week as indicated in the letter of intent.

**Staff** and **Commissioners** discussed adding a time limit for the CUP from the date of record.

*Parker* motioned to approve the Cronquist Minor Extraction Conditional Use Permit with the 27 conditions with condition 26 placing a 2-year timeline and 2 conclusions as amended; **Rigby** seconded; **Motion failed due to lack of majority.**

*Ayes: Jason Watterson, Val Jay Rigby, Lane Parker*

*Nays: Brady Christensen, Chris Sands, Nate Daugs*

*Daug* motioned to approve the Cronquist Minor Extraction Conditional Use Permit with the 27 conditions with condition 26 being amended to 1 year from recordation timeline and the 2 conclusions; **Rigby** seconded; **Passed 4, 2.**

*Ayes: Nate Daugs, Jason Watterson, Val Jay Rigby, Lane Parker*

*Nays: Brady Christensen, Chris Sands*

**08:27:00**

**Adjourned.**