

**Planning Commission Minutes****06 November 2025**

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Present: Conner Smith, Angie Zetterquist, Brady Christensen, Jason Watterson, Morris Poole, Nate Daugs, Val Jay Rigby, Chris Sands, Nolan Gunnell, Matt Phillips, Andrew Crane, Jake Forsgren

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 **Rigby** gave opening remarks.

Agenda and Minutes

Daugs motioned to approve the agenda and the minutes from October 2, 2025; Rigby seconded; Passed 6, 0.

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

Regular Action Items

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

Smith reviewed the reason for the re-public hearing and the need for a different legal description.

Daugs motioned to open the public hearing: Poole seconded; Passed 6, 0.

No Public Comment

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

Commissioners discussed the letter from Paradise.

Daugs motioned to recommend approval to the County Council for the SBA UT 24318-B Paradise Rezone; Sands seconded; Passed 6, 0.

#2 Powder Mountain Master Plan – Discussion of Conditions of Approval and Development Review Process

Brooke Hontz gave a presentation on the Powder Mountain Master Plan.

Poole asked about making sure the Cache County side follows Cache County Code.

Ms. Hontz responded currently everything does except for the dark sky compliance which references the international dark sky ordinance due to Cache County not having a dark sky ordinance.

Crane commented on making sure services are provided.

Ms. Hontz responded that it is Powder Mountain's desire that those services be handled through an interlocal agreement between Cache County and Weber County and that agreement be in place before the master plan is approved.

Gunnell asked about the new city boundaries and if they are going to affect anything in Weber County.

Ms. Hontz responded they are not completely sure but there is no plan at this point to amend anything. However, because the city is new and does not have a way to accept permits at this point, some of that could change. All of the skiing areas are outside of the city limits.

Commissioners and **staff** discussed making sure adequate services are provided, timeline on conditions being made, and if the master plan can be referenced in the any conditions that are made.

#3 WMCD Upper Canal Pipeline Project CUP

Smith reviewed the staff report for the WMCD Upper Canal Pipeline Project CUP.

Kurt Lindley explained the project.

Daugs asked about working with the Bureau of Land Management on the first parcel.

Mr. Lindley responded that is what had held the project up so far.

Watterson asked about if storm water issues have been looked at.

Mr. Lindley responded there is only one area that should be impacted by a subdivision in the area and they were required to put a settling pond in at the time of the subdivision construction.

Poole asked if any fees were going to be charged.

Mr. Lindley responded no and the canal company owns the property that the canal is on.

Christensen asked if Mr. Lindley was agreeable to all the conditions.

Mr. Lindley responded yes.

Christensen motioned to approve the WMCD Upper Canal Pipeline Project CUP with the 16 conditions; **Rigby** seconded; **Passed 6, 0.**

#4 Lower Foods – South Road Extension CUP

Smith reviewed the staff report for the Lower Foods – South Road Extension CUP.

Commissioners and **Staff** discussed the trucks that are accessing, and the road requirements.

Steven Woodward gave a brief history of why project is needed and explained the reason for their suggested amendments to the proposed conditions.

Poole asked about access for the public if 9400 S was developed.

Mr. Woodward if it were a public road, there would be public access.

Poole asked if it was private, if there would be access for trucks.

Mr. Woodward responded there would be private access for Lower Food trucks and there would be no physical access up to State Street so there would be no public access and explained the signage that they would put in place.

Commissioners and Staff discussed the roads and the proposed road to State Street, and what road development can be required.

Kurt Ander commented on school bus traffic, traffic on Whiskey Lane and State Street, weight testing the road, and concerns with general road safety.

Matthew Funk commented on the roads and traffic in the area, and how the road requirement seems to be County Overreach.

Alan Lower commented on the need for the project and not wanting a public road through their property.

Teri Holden commented on concerns about the proposed road, traffic, and Lower's being a good neighbor.

Mr. Woodward commented on the road leading to the well and the road that is being proposed.

Dave Erickson commented on concerns regarding building the proposed road because something is noted on a master plan.

Daugs commented on the requirement to approve trails vs roads and necessary infrastructure noted on master plans.

Lee Lower commented on feeling like this is a land grab.

Commissioners and Staff discussed what can be legally required for this project, access, and concerns with requiring a road.

Rigby motioned to approve the Lower Foods South Road Extension Conditional Use Permit with condition #9 being amended to remove the parts of 9400 N and the right of way for State Street be measured for the 66 feet from the center of the asphalt and to remove condition #11 making the number of conditions to 15 and the two conclusions; Christensen seconded; Passed 4, 2.

Ayes: Brady Christensen, Val Jay Rigby, Jason Watterson, Morris Poole

Nays: Chris Sands, Nate Daugs

#5 Edge Estates Parcels 2/3 CUP

Zetterquist reviewed the staff report for the Edge Estates Parcels 2/3 CUP.

Commissioners and Staff discussed requiring a fugitive dust plan.

Justin Robinson asked about conditioning #3 regarding extending the intersection.

Zetterquist responded condition 3 is regarding operational facilities.

Mr. Robinson addressed the storage concerns on the other property and asked for clarification on the condition regarding structure storage, and clarification on #15.

Gunnell asked if there will be any storage near the Ag building.

Mr. Robinson responded there will be no storage there.

Christensen asked about working with the Department of Air Quality.

Mr. Robinson responded they are working and he has had the permits.

Daugs motioned to extend the meeting until 9:00 pm; Poole seconded; Passed 6, 0.

Commissioners and **Staff** discussed the definition of structures.

Sands did disclose he has a personal business relationship and will abstain from voting.

Daugs motioned to approve the Edge Estates Parcels 2/3 Conditional Use Permit with 19 conditions and the addition of a condition for the fugitive dust permit, adding if on item number 7 and that item three does not apply to the construction on a portion of parcel 0023 and 2 conclusions; Rigby seconded; Passed 5, 0 (Sands abstained).

#6 Discussion: Amending Cache County Code 17.10.050(A)(3) – Wastewater System Permissions

Smith reviewed the reason for the discussion, the suggested amendments, and some of the public comment received.

Richard Gorley from the Bear River Health Department (BRHD) explained the alternative system being used in Sardine Canyon.

Christensen asked about the current septic system designs being for 1.5 acres.

Mr. Gorley responded that is correct.

Christensen asked if this kind of like a holding facility that will then be pumped.

Mr. Gorley responded no, these systems are more like a mini sewer treatment plant.

Gunnell asked if this was the first time a system like this is being used in Cache Valley and if they expect to see an increase of usage for these alternate facilities.

Mr. Gorley responded there have been a few requests over the years.

Watterson commented on this helping to increase density.

Mr. Gorley responded, yes this could do that.

Commissioners discussed making sure this isn't a change for one single project but will have a broad impact.

Poole asked about increase maintenance cost.

Mr. Gorley responded yes, the maintenance costs will be increased and the BRHD will issue a permit that will be watched.

Commissioners and **Staff** discussed location of these facilities in a source protection area and making sure the proper people are informed of that.

Richard Jecks commented for the applicant proposing the change and being an expert in this field of water treatment facilities and explained the facility and how they have worked with Lewiston as well.

Chase Peterson commented for the proposed changes to allow for reasonable development.

Phillips commented on the expertise of Mr. Jecks and in support of his help with this.

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

Smith reviewed what other counties in the State are doing with commercial lot coverage.

Commissioners and **Staff** discussed possibly changing the structure requirement, how changing coverages affects storm water, and the percentage of coverage.

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

Zetterquist reviewed the reason for leaving it at 10 ft and the exemption.

Commissioners and **Staff** discussed the 10 ft width and exemptions built into the code.

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

Zetterquist reviewed the proposed amendments and the reason or the suggested amendments.

Commissioners and **Staff** discussed the history between the suggested amendments and the changes between options 1 and 2.

#10 Discussion: Amending Cache County Code 17.10.040 – Minimum Lot Size

Commissioners discussed lot size needs for septic requirements,

#11 Review and Approval of 2026 Meeting Dates and Application Deadlines

Zetterquist reviewed the dates for 2026.

#12 Upcoming: Elections for Chair and Vice Chair

Zetterquist reminded Commissioners that next month will be elections.

Adjourned.