



**Planning Commission Minutes**

**06 November 2025**

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**Present:** Conner Smith, Angie Zetterquist, Brady Christensen, Jason Watterson, Morris Poole, Nate Daus, 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**

*Daus 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 Daus, 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.

*Daus motioned to open the public hearing; **Poole** seconded; **Passed 6, 0.***

#### **No Public Comment**

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

**Commissioners** discussed the letter from Paradise.

*Daus 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.

**Daug**s 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 are 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.

**Daug**s 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.

***Daug** 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.

***Daug** 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.**