



Planning Commission Minutes

04 December 2025

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Present: Angie Zetterquist, Brady Christensen, Jason Watterson, Morris Poole, Nate Daugs, Val Jay Rigby, Chris Sands, Nolan Gunnell, Sandi Goodlander, Matt Phillips, Eric Davis, 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 **Sands** gave opening remarks.

Agenda and Minutes

Daugs motioned to approve the agenda and the minutes from November 6, 2025; Rigby seconded; Passed 5, 0.

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

Nays: *0*

05:35:00

Consent Items

#1 North and South Sage Ponds

Sands motioned to approve the six-month extension for the North and South Sage Ponds; Daugs seconded; Passed 5, 0.

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

Nays: *0*

05:36:00

Regular Action Items

#2 Public Hearing (5:35 PM or soon thereafter) – Dutson Rezone

Zetterquist reviewed the staff report for the Dutson Rezone.

05:41:00

Rigby motioned to open the public hearing for the Dutson Rezone; Daugs seconded; Passed 5, 0.

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

Nays: *0*

Christensen arrived.

Paul Dutson explained that he and his sibling would like to build three homes and the need to clean up some boundaries.

Craig Rigby commented as the mayor-elect of Newton and spoke in opposition of the rezone due to this creating an island, needed road improvements, and concerns with water.

Clair Christiansen commented against the rezone due to it being against the County's general plan, concerns with the road, water, and the precedent of rezoning this property.

Trina Lunda commented for the rezone and asked questions about landowner rights and comments on allowing landowners to do what they want with the land.

Steve Griffin commented for the rezone.

Mr. Dutson commented on the size of the lots actually needed, how the land is currently farmed, and that wells have been approved.

05:52:00

Daugs motioned to close the public hearing for the Dutson Rezone; Christensen seconded; Passed 5, 0.
Ayes: *Val Jay Rigby, Brady Christensen, Chris Sands, Jason Watterson, Nate Daugs, Morris Poole*
Nays: *0*

06:40:00

Commissioners discussed the number of lots that would be allowed.

Sands motioned to recommend denial to the County Council for the Dutson Rezone with the 4 conclusions; Daugs seconded; Passed 6, 0.

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

05:54:00

#3 Public Hearing (5:45 PM or soon thereafter) – Smithfield Safe Storage

Zetterquist reviewed the staff report for the Smithfield Safe Storage.

05:57:00

Daugs motioned to open the public hearing for the Smithfield Safe Storage; Sands seconded; Passed 6, 0.

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

Travis Baldwin commented as the applicant and stated there are already storage units along that road already and they are looking at doing parking for RVs and things like that.

Stan Checketts commented against the rezone due to concerns with the road.

Tom Gibbets commented against the rezone due to concerns with the road and agriculture and industrial being in the same area.

Scott Richins commented against the rezone due concerns with outside storage and concerns with the road.

Kelly King commented on concerns with the road and an industrial zone in the area being incompatible with the surrounding area, and concerns with this project decreasing surrounding property values.

06:04:00

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

06:42:00

Commissioners discussed the concerns with the road.

Poole motioned to recommend denial to the County Council for the Smithfield Safety Storage with the 3 conclusions with the fix to the second conclusion; **Daugs** seconded; **Passed 6, 0.**
Ayes: **Val Jay Rigby, Brady Christensen, Chris Sands, Jason Watterson, Nate Daugs, Morris Poole**
Nays: **0**

06:05:00

#4 Public Hearing (5:55 PM or soon thereafter) – Water and Sewage Requirements Ordinance Amendment

Zetterquist reviewed the proposed amendments for the Water and Sewage Requirements Ordinance amendment.

06:08:00

Daugs motioned to open the public hearing for the Water and Sewage Requirements Ordinance Amendment; **Poole** seconded; **Passed 6, 0.**

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

Roy All commented against the proposed amendment change due to concerns with risks of contamination.

Jeff Hall commented as the mayor of Lewiston against the proposed amendments due to concerns with contamination risks.

Simone Holyoak commented against the proposed changes due to the current code being good, health risks, and how there wasn't adequate notice for this big of change.

Paul Swainston commented as the water operator for the area that would be affected by this proposed change and how this diminishes source protection areas for the whole valley.

06:18:00

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

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

Nays: 0

06:45:00

Commissioners discussed looking at some other options with the State and the Bear River Health Department (BRHD), unintended consequences possibly not being completely understood at this point, and concerns with this change happening too fast without enough consideration given.

Daugs motioned to continue the item up to 90 days; Poole seconded; Passed 6, 0.

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

Nays: 0

06:18:00

#5 Public Hearing (6:05 PM or soon thereafter) – Combined §17.10.040 Amendment

Zetterquist reviewed the information for the combined §17.10.040 amendment.

06:20:00

Rigby motioned to open the public hearing for the combined §17.10.040 Amendment; Daugs seconded; Passed 6, 0.

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

Nays: 0

Chris Chambers commented in support of this change and would like to see 80% allowed.

06:21:00

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

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

Nays: 0

06:54:00

Commissioners discussed how a letter from the canal would still be required for permission, how canal companies would be contacted, the percentage of lot coverage, and non-lot coverage.

Christensen motioned to recommend approval to the County Council for the lot coverage increase from 50% to 70% and the allowance of an exemption to the setback; Sands seconded; Passed 6, 0.

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

Nays: 0

06:22:00

#6 Public Hearing (6:15 PM or soon thereafter) – RU2 and RU5 Amendment

Zetterquist reviewed the staff report for the RU2 and RU5 amendments.

Commissioners and **Staff** discussed how larger subdivisions would be allowed if they could hook into city systems.

06:24:00

Sands motioned to open the public hearing for the RU2 and RU5 amendment; Daugs seconded; Passed 6, 0.

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

Trina Lund commented against this proposal due to it giving more land rights to those property owners closer to municipalities to do what they want than those who live further out.

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

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

07:14:00

Commissioners discussed how this change reflects the current decision making that has been occurring.

Daugs motioned to recommend approval to the County Council for the RU2 and RU5 Amendments; Sands seconded; Passed 6, 0.

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

06:26:00

#7 Powder Mountain Master Plan

Zetterquist the staff report for the Powder Mountain Master Plan.

Brooke Hontz gave a brief presentation on the master plan application.

Rigby motioned to approve the Powder Mountain Master Plan with the 10 conditions and 2 conclusions; Daugs seconded; Passed 6, 0.

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

07:16:00

#8 Saddle Ridge Subdivision

Zetterquist reviewed the request for the extension.

Commissioners and **Staff** discussed how long and how many times a continuance can be granted.

Daugs motioned to approve an extension for the Saddle Ridge Subdivision up to 90 days with the caveat that legal is looking into how many times an agenda item maybe extended and if this one has been too long, the applicant be made aware to be prepared to present at the next meeting; Rigby seconded; Passed 6, 0.

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

07:21:00

#9 Discussion: Amending Cache County Code §17.07.040 and 17.10.040

Commissioners and Staff discussed frontage and access to homes/lots.

07:27:00

#10 Discussion: Subdivisions

Zetterquist reviewed the information for the subdivision's discussion.

Commissioners and Staff discussed pilot wells, when a public water system would be required, and the lot size really needed for a septic system.

07:36:00

#11 Elections for Chair and Vice Chair

Daugs nominated Kurt Bankhead for Chair and Brady Christensen for vice chair; Poole seconded; Passed 6, 0.

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

Commissioners and Staff discussed municipalities source water protection areas/wells and how changes to those areas/wells affect surrounding property owners and possibly requiring some kind of permitting process for municipalities drilling wells.

07:47:00

Adjourned.