



Planning Commission Minutes

04 December 2025

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

Daus** 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 Daus, 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; **Daus** seconded; **Passed 5, 0.

Ayes: Val Jay Rigby, Chris Sands, Jason Watterson, Nate Daus, 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; **Daus** seconded; **Passed 5, 0.

Ayes: Val Jay Rigby, Chris Sands, Jason Watterson, Nate Daus, 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

***Daug** 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; **Daug** 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

***Daug** 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 Gibbetts 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; **Daug**s 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; **Daug**s 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

***Daug**s 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

*Daug*s 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.

*Daug*s 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; *Daug*s 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

*Daug*s 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; Daus seconded; Passed 6, 0.

Ayes: Val Jay Rigby, Brady Christensen, Chris Sands, Jason Watterson, Nate Daus, 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 then those who live further out.

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

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

07:14:00

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

Daus 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 Daus, 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; Daus seconded; Passed 6, 0.

Ayes: Val Jay Rigby, Brady Christensen, Chris Sands, Jason Watterson, Nate Daus, 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.

Daug** 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

Daug** 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.