



Planning Commission Minutes

05 February 2026

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Present: Brian Abbott, Conner Smith, Angie Zetterquist, Nate Daug, Val Jay Rigby, Chris Sands, Kurt Bankhead, Brady Christensen, Morris Poole, Sandi Goodlander, Nolan Gunnell, George Daines, Curt Webb, Matt Phillips, Jason Winn, Eric Davis, Megan Izatt

5:00:00 PM

Light refreshments served in the Cache County Conference Room.

Start Time: 05:30:00

Bankhead called the meeting to order and gave opening remarks.

Agenda and Minutes;

Rigby motioned to approve the agenda with the removal of item #7 and to approve the minutes from January 8th, 2026; Daug seconded; Passed 6, 0.

*Ayes: Nate Daug, Val Jay Rigby, Chris Sands, Kurt Bankhead, Brady Christesen, Morris Poole
Nays: 0*

05:32:00

Regular Action Items

#1 Public Hearing (5:35 PM or soon thereafter) – Shepherd Rezone

Smith reviewed the staff report for the Shepherd Rezeon.

05:36:00

Daug motioned to open the public hearing for the Shepherd Rezone; Rigby seconded; Passed 6, 0.

*Ayes: Nate Daug, Val Jay Rigby, Chris Sands, Kurt Bankhead, Brady Christensen, Morris Poole
Nays: 0*

Dave Sheperd commented as the applicant and the desire to have a couple of lots for family to build on their property so as not to have to sell it.

Russ Guymon commented on access and that 8000 south is a private road.

Sands responded that access is currently from 8100 south.

05:39:00

Daug motioned to close the public hearing for the Shepherd Rezone; Christensen seconded; Passed 6, 0.

*Ayes: Nate Daug, Val Jay Rigby, Chris Sands, Kurt Bankhead, Brady Christensen, Morris Poole
Nays: 0*

Commissioners discussed the comments received from Paradise City stating they are opposed to the rezone, the number of lots created by this rezone, and access.

Daug motioned to recommend approval to the County Council for the Sheperd Rezone with the 3 conclusions; *Poole* seconded; **Passed 6, 0.**

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

05:46:00

Rigby motioned to suspend the rules and move item #5 up on the agenda; *Daug* seconded; **Passed 6, 0.**

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

#5 Saddle Ridge Subdivision

Executive Daines explained that there is a probable county road that will allow Saddle Ridge a secondary access and asked that the Planning Commission agree to a memorandum of understanding to allow for an open-ended extension while the provenance of the road is being researched. Saddle Ridge would still pay for the cost of building the road if it is determined to work for a second

Commissioners and **Staff** discussed concerns with the agreement being open ended and how the agreement will come back for final approval at the next meeting.

05:56:00

#2 Public Hearing (5:50 PM or soon thereafter) – Wellsville Safe Storage LLC Rezone

Smith reviewed the staff report for the Wellsville Safe Storage LLC Rezone.

05:59:00

Christensen motioned to open the public hearing for the Wellsville Safe Storage LLC Rezone; *Rigby* seconded; **Passed 6, 0.**

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

Mike Baldwin commented as the applicant and how there is a need for storage options in Wellsville and the busyness of the road and its current classification.

Bankhead asked about possible annexation into Wellsville.

Mr. Baldwin commented there have been some minor conversations with Wellsville.

Daug asked about the number of units

Mr. Baldwin responded there will be mixed use units, anywhere from 400-600 units.

Poole asked if the applicant had talked to the American West Heritage Center.

Mr. Baldwin commented no.

Travis Baldwin commented on the lack of storage options in the southwest area of the County and how there is a need.

Christensen asked about fire coverage in the area.

Mr. Baldwin commented there are not fire hydrants and they were told there would just need to be a water holding tank for fire suppression.

Christensen asked if fire has approved this and concerns with this being rezoned to industrial without fire signing off.

Winn commented this has been discussed and the size of structure determines the storage tank size.

Christensen asked about what happens if costs of the storage tank are too much for the applicant.

Mr. Baldwin commented that cost for the storage tank is not a concern at this time.

06:07:00

Daug** motioned to close the public hearing for the Wellsville Safe Storage LLC Rezone; **Rigby** seconded; **Passed 6, 0.

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

Commissioners discussed the COSAC's designation of the area as a scenic vista area and discussed the location near the American West Heritage Center (AWHC).

Margaret Bosworth commented that they have asked the AWHC about buying the land and they have no interest.

Mr. T. Baldwin commented on making sure the property looks nice and is landscaped well.

Christensen** motioned to recommend approval to the County Council for the Wellsville Safe Storage LLC Rezone with the 1 conclusion; **Motion died due to lack of second.

Sands** motioned to recommend denial to the County Council for the Wellsville Safe Storage LLC Rezone with the 6 conclusions; **Rigby** seconded; **Passed 4, 2.

***Ayes: Nate Daugs, Val Jay Rigby, Chris Sands, Morris Poole**
Nays: Brady Christensen, Kurt Bankhead.*

06:16:00

#3 Public Hearing (6:05 PM or soon thereafter) – Greenfield Mill Overflow and Office Space Rezone

Smith reviewed the staff report for the Greenfield Mill Overflow and Office Space Rezone.

06:21:00

Daug** motioned to open the public hearing for the Greenfield Mill Overflow and Office Space Rezone; **Sands** seconded; **Passed 6, 0.

Ayes: Nate Daugs, Val Jay Rigby, Chris Sands, Kurt Bankhead, Brady Christensen, Morris Poole

Nays: 0

Kirk Arens explained the need for remodeling the house for office space, the need for truck staging, and preparation for expanding the mills in the future.

Daug asked about truck/trailer overflow and where those trucks/trailers will go when the mill is built.

Mr. Arens commented the truck/trailer overflow will remain where it is proposed and the buildings will go on the other side.

Christensen asked about the road concerns with the company being on 3 corners.

Mr. Arens commented that he has reached out to UDOT and they have studied the area but they stated there is not enough truck traffic in the area to justify a light.

Poole asked about getting the trucks from the north side to the south side.

Mr. Arens commented that they are working on that and how there are more concerns with trucks blocking visibility and they are trying to solve the problems.

Commissioners discussed the traffic and road concerns.

Zane Christensen commented on concerns with traffic safety and liking the notification of water uses that has been going.

Bart Bodily commented on removing the house instead of remodeling and moving the office further off the road.

06:29:00

Daug** motioned to close the public hearing for the Greenfield Mill Overflow and Office Space Rezone; **Rigby** seconded; **Passed 6, 0.

Ayes: Nate Daugs, Val Jay Rigby, Chris Sands, Kurt Bankhead, Brady Christensen, Morris Poole

Nays: 0

Commissioners discussed the traffic and the surrounding property being put into a conservation easement.

Rigby** motioned to recommend approval to the County Council for the Greenfield Mill Overflow and Office Space Rezone with the 4 conclusions; **Daug** seconded; **Passed 6, 0.

Ayes: Nate Daug, Val Jay Rigby, Chris Sands, Kurt Bankhead, Brady Christensen, Morris Poole
Nays: 0

06:32:00

#4 SBA UT24138-B Paradise Conditional Use Permit

Smith reviewed the staff report for the SBA UT24138-B Paradise CUP.

Commissioners discussed the height of the tower.

Ben Feldman commented on the height.

Christensen asked if this had anything to do with Powder Mountain.

Mr. Feldman responded no.

Poole asked about the location of the tower on the property edge.

Mr. Feldman commented that he believes Mr. Gunnell wanted it located there.

Poole asked what happens if it goes down on another person's property.

Mr. Feldman commented that it would be highly unlikely for the tower to come down.

Christensen asked if there is a 45-tower located there now.

Mr. Feldman commented no, there is no tower now.

Commissioners discussed the height.

Bankhead asked if moving the tower from the southwest to the northwest would work.

Mr. Feldman commented he doesn't know the elevation change between those two corners.

Jerry Fowers commented on the location, access, and questions regarding the easement.

Smith explained the easement.

Commissioners discussed concerns with the requested height and location of the tower.

Christensen asked about using the knoll.

Mr. Feldman commented that he's not sure if the property owner wasn't ok with the knoll location and that the 100 feet has been discussed in the rezone meetings before.

Commissioners discussed access and including a condition regarding access and what condition #5 means.

Daug** motioned to approved the Conditional Use Permit with 12 conditions and the addition of condition #13 stating that if 8200 south is determined to be a private road, easements for general utilities and access must be obtained, and the 5 conclusions; **Rigby** seconded; **Passed 5, 1.

Ayes: Nate Dauges, Val Jay Rigby, Kurt Bankhead, Brady Christensen, Morris Poole

Nays: Chris Sands

07:05:00

#6 Discussion: Amending Title 16 and Title 17

Smith informed the Commission that a public hearing for the amendments for Title 16 and Title 17 at the next meeting.

#7 Discussion: Access and Frontage Requirements in the Forest Recreation (FR40) Zone

Will be discussed at a future meeting.

Daug informed the Commissioners that floating solar has become a topic of interest in the state so the County might want to consider trying to incorporate that in the County solar ordinance.

07:08:00

Adjourned.