



Planning Commission Minutes

02 April 2026

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Present: Brian Abbott, Conner Smith, Angie Zetterquist, Val Jay Rigby, Chris Sands, Brady Christensen, Jason Watterson, Morris Poole, Nate Daus, Nolan Gunnell, Curt Webb, Matt Phillips, Eric Davis, Megan Izatt

5:00:00 PM

Light refreshments served in the Cache County Conference Room.

Start Time: 05:30:00

Christensen called the meeting to order and **Daus** gave the opening remarks.

Agenda and Minutes

Daus motioned to approve the agenda; Watterson seconded; Passed 6, 0.

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

Nays: 0

Rigby motioned to approve the minutes from March 5, 2026; Poole seconded; Passed 5, 0.

Ayes: Val Jay, Chris Sands, Brady Christensen, Morris Poole, Nate Daus

Nays: 0

Abstained: Jason Watterson

Consent Items

#1 ASI CUP Amendment

Daus motioned to approve item #1; Sands seconded; Passed 6, 0.

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

Nays: 0

#2 Cherry Hill Ranch Subdivision

Sands motioned to removed item #2 Cherry Hill Ranch Subdivision from the consent agenda; Daus seconded; Passed 6, 0.

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

Nays: 0

Zane Christensen commented as a representative of the Cherry Creek Water Company on the water system with concerns of their two of their springs drying up in the past couple of years and concerns with transferring water points of diversion.

Daus responded that is all controlled by the State.

Mr. Christensen commented with concerns for their springs and increased development draining the water and transferring water rights.

Jana Barlow commented as the owner of the property and their water rights.

Christensen asked about the boundary split and if they would be willing to do one parcel.

Ms. Barlow commented that they are wanting two in case any of their children would like to build in the future but only have plans for one home at this time.

Christensen explained the history of the property and stated he would recuse himself from voting due to a conflict of interest.

Commissioners and **Staff** discussed the split of the parcel and the wetlands.

Watterson** motioned to approve the Cherry Hill Ranch Subdivision with the 16 conditions and 2 conclusions; **Daug** seconded; **Passed 4, 1

Ayes: Chris Sands, Nate Daugs, Jason Watterson, Morris Poole

Nays: Val Jay Rigby

Abstained: Brady Christensen

05:53:00

Regular Action Items

#3 Public Hearing (5:35 PM or soon thereafter) – River Side 2 Rezone

Smith reviewed the staff report for the River Side 2 Rezone.

05:57:00

Rigby** motioned to open the public meeting for the River Side 2 Rezone; **Daug** seconded; **Passed 6, 0.

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

Nays: 0

Wayne Ruud commented on paving the road, how this request seems to be compatible with the surrounding property, and how services are not provided down the road.

Poole asked about annexation into Paradise.

Mr. Ruud responded Paradise isn't interested in annexation at this time.

Travis Ruud commented on wanting to build there.

Cody Ruud commented on also wanting to build there.

06:06:00

Watterson** motioned to close the public hearing; **Daug** seconded; **Passed 6, 0.

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

Nays: 0

Commissioners discussed the application.

Daug** motioned to recommend approval to the County Council for the River Side 2 Rezone; **Watterson** seconded; **Passed 6, 0.

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

06:09:00

#4 Initial Public Hearing (5:50 PM or soon thereafter) – Resort Recreation (RR) Zone Amendment

Zetterquist reviewed the information for the RR Zone Amendment.

Brooke Hontz presented on the RR Zone Amendment.

Christensen brought up some concerns regarding the inter-local conversation and asked Curt Webb to explain.

Ms. Hontz responded that they are not involved with the inter-local agreement conversation regarding costs, however they did submit a study that covered those areas and their study stated it was a positive result for Cache County.

Curt Webb commented on the inter-local agreement for the Fire Station and parking lot and that it is being reviewed and on the taxes being collected and future taxes.

Commissioners and **Staff** discussed concerns with services and taxation, and approving the code amendments that would bring the RR zone code up to date with State law.

Ms. Hontz commented on the creation of the RR Zone and the rezone of the parcels and how that RR Zone was created to allow the current uses as permitted uses and commented on bringing the current code up to date with state law and reviewed the fiscal issues.

Commissioners and **Staff** discussed the timeline of approval for this item, and different questions the Commissioners had regarding rezones and amendments of master plans.

6:41:00

Daug** motioned to open the public hearing; **Watterson** seconded; **Passed 6, 0.

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

No Public Comment

Daug** motioned to close the public hearing; **Watterson** seconded; **Passed 6, 0.

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

Sands** motioned to recommend approval to the County Council for the edits to for section 17.14 with removing section 17.14.01 (check language); **Daug** seconded; **Passed 6, 0.

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

06:44:00

#5 Discussion: Geotechnical Report Requirements for Accessory Structures

Smith reviewed the information for the Geotechnical Report Requirements for Accessory Structures.

Commissioners and **Staff** discussed the reason for the discussion, who is affected by these changes, the timeline of when the changes to the code were made, reasons for the changes, making sure the codes are asking for clear, correct information for the geotechnical studies depending on the building type, and a possible size of building to start requiring the reports

07:16:00

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

Smith reviewed the information for the access and frontage requirements in the FR40 zone.

Zetterquist informed the Commissioners that Saddle Ridge has filed an appeal on the approval with the conditions.

07:19:00

Adjourned