



Planning Commission Minutes

21 May 2026

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Present: Brian Abbott, Conner Smith, Lisa Aedo, Chris Sands, Val Jay Rigby, Jason Watterso, Morris Poole, Kurt Bankhead, Brady Christensen, Nate Daus, Nolan Gunnell, 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 **Poole** gave the opening remarks.

Agenda and Minutes

Daus motioned to approve the agenda and the minutes from April 2, 2026; **Poole** seconded; **Passed 7, 0.**

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

Nays: 0

Consent Items

#1 Creekside Estates 2nd Amendment

Daus motioned to approve the Creekside Estates 2nd Amendment; **Watterson** seconded; **Passed 7, 0.**

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

Nays: 0

#2 Skyline Meadows Subdivision

Smith reviewed the staff report.

Watterson motioned to approve the Skyline Meadows Subdivision; **Poole** seconded; **Passed 7, 0.**

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

Nays: 0

Regular Action Items

#3 Nautica Subdivision 1st Amendment Extension Request

Smith reviewed the staff report.

Daus motioned to approve the Nautica Subdivision 1st Amendment Extension Request; **Sands** seconded; **Passed 7, 0.**

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

Nays: 0

05:35:00

#7 Discussion: Geotechnical Report Requirements for Accessory Structures

Smith reviewed the information for the geotechnical report requirements for accessory structures.

Commissioners and **Staff** discussed the surrounding counties codes and the differences and similarities, the requirements for agricultural buildings.

05:42:00

#4 Public Hearing (5:45 PM or soon thereafter) – Richmond City Creek Rezone

Smith reviewed the staff report for the Richmond City Creek Rezone.

Commissioners and **Staff** discussed access.

05:48:00

*Watterson motioned to open the public hearing; Christensen seconded; Passed 7, 0.
Ayes: Chris Sands, Val Jay Rigby, Jason Watterson, Morris Poole, Kurt Bankhead, Brady Christensen, Nate Daus
Nays: 0*

Judson Eades commented on wanting the rezone to build a shop for a small business.

Daus asked about the access being sold to UDOT.

Mr. Eades commented that he isn't sure on the access and explained the use.

Watterson asked where the applicant would like access to be.

Mr. Eades responded hopefully from the side road.

Kim Braegger commented with questions regarding water, the size of the building, and access.

Mr. Eades commented on water, storage for water for fire suppression, building size and location, and access.

Sands asked about the height of the building.

Mr. Eades responded about 25 feet.

05:57:00

*Rigby motioned to close the public hearing; Watterson seconded; Passed 7, 0.
Ayes: Chris Sands, Val Jay Rigby, Jason Watterson, Morris Poole, Kurt Bankhead, Brady Christensen, Nate Daus
Nays: 0*

Christen disclosed that Mr. Eades is his ecclesiastical leader but that will have no effect his vote.

Commissioners discussed access and possible needed road improvements.

***Rigby** motioned to recommend approval with the 4 conclusions; **Daug**s seconded; **Passed 7, 0.**
Ayes: Chris Sands, Val Jay Rigby, Jason Watterson, Morris Poole, Kurt Bankhead, Brady Christensen, Nate Daugs
Nays: 0*

06:01:00

#5 Public Hearing (6:00 PM or soon thereafter) – Wellsville Safe Storage 2 Rezone

Smith reviewed the staff report for the Wellsville Safe Storage 2 Rezone.

Commissioners and **Staff** discussed the classification of the road and the requirements needed for an industrial/commercial use.

06:06:00

***Christensen** motioned to open the public hearing; **Nate Daugs** seconded; **Passed 7, 0.**
Ayes: Chris Sands, Val Jay Rigby, Jason Watterson, Morris Poole, Kurt Bankhead, Brady Christensen, Nate Daugs
Nays: 0*

Mike Baldwin commented as the applicant and their desire to build storage sheds on the property and on the road.

Eric Olsen commented as a representative of the board of trustees for the American West Heritage Center and their opposition to the project.

Christensen asked if the Heritage Center has ever been approached to buy the land.

Mr. Olsen responded to his knowledge no.

Margaret Bosworth commented as the current owner and how they have approached the Heritage Center to buy it and they have said no. They would like the property to be used and something nice to be there.

06:13:00

***Watterson** motioned to close the public hearing; **Daug**s seconded; **Passed 7, 0.**
Ayes: Chris Sands, Val Jay Rigby, Jason Watterson, Morris Poole, Kurt Bankhead, Brady Christensen, Nate Daugs
Nays: 0*

Commissioners discussed the rezone and the surrounding property and concerns with rezoning this area to industrial/commercial.

Daugs disclosed that he owns storage units in the county but does not see that as a conflict of interest for his vote.

Mr. Baldwin commented on understanding the concerns with open space and how they were approached by the current owners for this project and how he disagrees with Daugs statement of there not being a conflict of interest.

Commissioners discussed the merits of the rezone and not rezoning the property.

Sands motioned to recommend denial to the County Council for the Wellsville Storage 2 Rezone based on the 6 conclusions; Watterson seconded; Passed 5-2.

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

Nays: Kurt Bankhead, Brady Christensen

06:29:00

#6 Public Hearing (6:15 pm or soon thereafter) – Wi Fiber Tower/Summit Storage Rezone

Smith reviewed the staff report for the Wi Fiber Tower/Summit Storage Rezone.

06:34:00

Watterson motioned to open the public hearing; Daugs seconded; Passed 7, 0.

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

Nays: 0

Hayden Nielson commented the applicant and how the previous tower was removed due to the road expansion and that UDOT is asking that the tower be moved back.

Sands asked about the height of the previous tower.

Hayden responded 60 feet.

Sands asked if they are wanting to put a 120-ft tower.

Mr. Nielson responded they understand the 60-foot requirement with the County and are still going to apply for the 120 ft.

Daugs asked about relocation the tower to the back of the lot.

Mr. Nielson responded that the landowner would like to keep the tower in the location noted.

Christensen asked if there was discussion with the landowner about moving it.

Mr. Nielson responded the current location is where the property owner would like it.

Christensen asked when the previous tower was there and if there is a tower currently.

Mr. Nielson responded the tower was taken down when the road expansion started and there is no tower currently.

Christensen asked if UDOT guaranteed a 60-ft tower or what concessions were made.

Mr. Nielson responded that UDOT guaranteed to replace what was there before and the tower is being used to strengthen the internet signal in the valley for their customers.

Bankhead asked about the 120 ft being needed for that location.

Mr. Nielson responded buildings and trees blocking the tower is why they are asking for the 120-ft.

Sands responded that this is right next to where it was previously located and he isn't sure why the 120-ft is needed.

Mr. Nielson responded the originally tower was able to be seen by the other towers but moving the tower 20 ft requires the added height due to the trees and buildings in the area.

Commissioners discussed the possibly height of the tower,

Will McGregor commented on how this project is to provide better connectivity to the area for internet. The lot is currently leased to another user as well.

Christensen asked how many clients would not be able to be serviced if the tower were not 120 ft.

Mr. McGregor responded he is not totally sure and how this hearing is for the rezone. This has the potential to double the number of customers that would have better connectivity.

Poole asked about how connections happen.

Mr. Nielson responded with the company's history and how this tower would expand their services. The type of network installed, depends on the needs of the area the network is being installed in.

06:48:00

Rigby** motioned to close the public hearing; **Daug**s seconded; **Passed 7, 0.

Ayes: Chris Sands, Val Jay Rigby, Jason Watterson, Morris Poole, Kurt Bankhead, Brady

Christensen, Nate Daugs,

Nays: 0

Rigby disclosed that there is a small tower for Wi Fiber located on his property but there is no business relationship.

Commissioners discussed the tower being close to the road, the current proposed location of the tower,

Christensen asked about moving the tower.

Mr. Nielson responded he would have to check multiple sites to see what would be affected by moving tower.

Commissioners discussed approving an extension for some of the questions that have been raised be answered.

Christensen motioned to extend the Wi Fiber Tower/Summit Storage Rezone up to 90 days to address the questions regarding location, safety, and height; **Poole** seconded; **Passed 7, 0.**

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

Nays: 0

06:57:00

#8 Discussion: Adding the surface-fault-rupture special study zone as a geological hazard that requires a geotechnical report

Smith reviewed the staff information for the adding the surface-fault-rupture special study zone as a geological hazard that requires a geotechnical report.

Commissioners and **Staff** discussed some examples of locations around the state/near to Utah where there are examples of rupture, when the geotechnical report would be triggered, what is happening in municipalities for this type of report, how this is helpful to have in the county's hazard mitigation policy and can affect FEMA funding.

07:12:00

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

Smith informed the commission this is just for their information that this item is being worked on.

07:14:00

Adjourned