



Planning Commission Minutes

04 June 2026

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4. Public Hearing (5:35 PM or soon thereafter): Geotechnical Report Requirements Amendment 2
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Present: Brian Abbott, Conner Smith, Lisa Aedo, Angie Zetterquist, Nate Daugs, Chris Sands, Val Jay Rigby, Brady Christensen, Jason Watterson, Morris Poole, Jason Winn, Nolan Gunnell, Sandi Goodlander, Eric Davis, Megan Izatt

5:00:00 PM

Light refreshments served in the Cache County Conference Room.

Start Time: 05:31:00

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

Agenda and Minutes

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

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

Daugs motioned to approve the minutes from May 21, 2026; Rigby seconded; Passed 6, 0.

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

05:33:00

Consent Items

#1 Avon Minor 2nd Amendment

#2 Knowles Acres 3rd Amendment

#3 West Country Estates

Rigby motioned to approve the consent agenda with the removal of item #3 from the consent agenda to the regular action items; Watterson seconded; Passed 6, 0.

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

05:37:00

Regular Action Items

#4 Public Hearing (5:35 PM or soon thereafter) – Geotechnical Report Requirements Amendment

Smith reviewed the staff report for the Geotechnical Report Requirements Amendment.

05:38:00

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

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

No public comment.

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

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

Watterson motioned to recommend approval to the County Council for the Geotechnical Report Requirements Amendment; Poole seconded; Passed 6, 0.

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

05:39:00

#3 West Country Estates 1st Amendment

Smith reviewed the staff report for the West Country Estates 1st Amendment.

Dallin Tolman commented representing the Petersboro Partners, LLC on road width.

Jordan Miles commented against the application with concerns for water, and wanting the area to remain in agricultural production.

Gunnell asked about the depth of the well.

Mr. Miles responded 30 feet and that it was an Ag will.

Don Wilcox commented against the application with concerns for water.

Jack Tidrow commented against the application with concerns for water.

Larry Olsen commented against the application with concerns for water and how many farmers in the area are currently working on having their land put into a conservation easement.

Josh Nemech commented against the application with concerns for water.

Sarah Pierce commented against the application on the development impacting on her backyard and with water.

Brandi Gittins commented against the application with concerns for water and fire concerns due to dry vegetation.

Jolene Robins commented against the application with concerns for water and development in the area.

Jay Olsen commented against the application with concerns for water.

Commissioners and **Staff** discussed the ordinance that had been previously approved by the planning commission regarding the location of 7+ lot subdivisions in the county, water, roads and traffic.

Daug** motioned to approve the West Country Estates 1st Amendment with the 17 conditions and 2 conclusions; **Watterson** seconded; **Passed 4, 2.

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

Nays: Val Jay Rigby, Brady Christensen

06:10:00

#5 TriStar Ranch Conditional Use Permit

Smith reviewed the staff report for the TriStar Ranch Conditional Use Permit (CUP).

Commissioners discussed the road and access and the culvert.

Samantha Draney commented on her plans for equine therapy and boarding.

Christensen asked about the mud.

Ms. Draney commented on the property and the good drainage.

Watterson asked about

Ms. Draney commented on drainage.

Poole asked about how many people per day to expect and concerns with the road.

Ms. Draney commented the max number of people expected is 16-20 participants.

Christensen commented on no parking on the road.

Ms. Draney responded that they have plans for overflow parking.

Daug** motioned to approve the TriStar Ranch Conditional Use Permit with the 19 conditions and 2 conclusions; **Poole** seconded; **Passed 6, 0.

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

Nays: 0

Commissioners and **Staff** discussed where the ordinance for 7+ lot subdivisions in the unincorporated area is in the approval process and how it should be back for action/discussion at the next meeting.

06:26:00

Adjourned