



**Planning Commission Minutes**

**05 March 2026**

<u>Items</u>	<u>Page</u>
<b><u>Consent Items</u></b>	
1. Wengreen Ranch Subdivision .....	2
2. Alpenglow Estates Subdivision.....	2
<b><u>Regular Action Items</u></b>	
3. Public Hearing (5:35 PM or soon thereafter) – Dutson 2 Rezone.....	2
4. Public Hearing (5:50 PM or soon thereafter) – 40 Acres Industrial Rezone.....	3
5. Public Hearing (6:05 PM or soon thereafter) – Water and Sewage Requirements Ordinance Amendment.....	4
6. Public Hearing (6:20 PM or soon thereafter) – Amendments to Title 16 and Title 17.....	5
7. Saddle Ridge Subdivision .....	5
8. Discussion: Amending Chapter 17.17 Resort Recreation (RR) Zone; Development Standards for Powder Mountain.....	6
9. Joint Workshop: Subdivision Ordinance Amendment – Tuesday, March 10 <sup>th</sup> at 3:30 pm .....	6

**Present:** Brian Abbott, Conner Smith, Angie Zetterquist, Val Jay Rigby, Chris Sands, Brady Christensen, Kurt Bankhead, Morris Poole, Nate Daus, Nolan Gunnell, Matt Phillips, Eric Davis

**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 opening remarks.

### **Agenda and Minutes**

*Rigby motioned to approve the revised agenda and the minutes from February 5, 2026; **Poole** seconded; Passed 6, 0.*

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

### **Consent Items**

#### **#1 Wengreen Ranch Subdivision**

#### **#2 Alpenglow Estates Subdivision**

*Poole motioned to approve the consent agenda; **Daus** seconded; Passed 6, 0.*

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

### **Regular Action Items**

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

**Smith** reviewed the staff report for the Dutson 2 Rezone.

*Daus motioned to open the public hearing for the Dutson 2 Rezone; **Sands** seconded; Passed 6, 0.*

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

**Paul Dutson** commented as the applicant and wanting to build two homes there.

**Christensen** asked about if the Mr. Dutson could build the two homes as the property currently is just on opposite sides of the road.

**Mr. Dutson** responded he can build them on the same side of the road and then keep the rest of the land as farm land.

*Daus motioned to close the public hearing for the Dutson 2 Rezone; **Sands** seconded; Passed 6, 0.*

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

**Commissioners** and **Staff** discussed how close this rezone is from other RU5 rezones, Newton's comments, and the needed road improvements, and spacing between driveways.

**Rigby** recused himself due to personal conflicts of interest for this item.

**Commissioners** discussed the location of the rezone to Newton and how it fits with the surrounding area.

*Daug* motioned to recommend approval for the Dutson 2 Rezone with the 1 conclusion and 4 sub-conclusions; **Sands** seconded; **Passed 3, 2.**

**Ayes: Chris Sands, Morris Poole, Nate Daugs**

**Nays: Brady Christensen, Kurt Bankhead**

#### **#4. Public Hearing (5:50PM or soon thereafter) – 40 Acre Industrial Rezone**

**Smith** reviewed the staff report for the 40 Acre Industrial Rezone.

*Daug* motioned to open the public hearing for the 40 Acre Industrial Rezone; **Christensen** seconded; **Passed 6, 0.**

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

**Nays: 0**

**Clair Bodily** commented as the applicant on the rezone fitting with the surrounding area due to Amalga having a light industrial zone.

**Rigby** asked about drainage of water.

**Mr. Bodily** responded he has been working with engineers for a plan with some culverts and most likely a retention pond.

**Poole** asked about access.

**Mr. Bodily** responded that he has talked with UDOT and access should be on the east side.

**Poole** asked if it would just be the one access.

**Mr. Bodily** responded it would and that they will put in a right hand turn lane.

*Daug* motioned to close the public hearing for the 40 Acre Industrial Rezone; **Poole** seconded; **Passed 6, 0.**

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

**Nays: 0**

**Commissioners** discussed the location, that the land is not productive agricultural land due to water, and if the rezone really fits with the surrounding area.

*Rigby* motioned to recommend approval to the County Council for the 40 Acre Industrial Rezone based on the three conclusions; **Poole** seconded; **Failed 2, 4.**

*Ayes: Val Jay Rigby, Morris Poole*

*Nays: Chris Sands, Brady Christensen, Kurt Bankhead, Nate Daugs*

*Daugs motioned to recommend denial to the County Council for the 40 Acre Industrial Rezone based on the two conditions; Sands seconded; Passed 6, 0.*

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

*Nays: 0*

**#5. Public Hearing (6:05PM or soon thereafter) – Water and Sewage Requirements Ordinance Amendment**

**Zetterquist** reviewed the proposed amendment for the Water and Sewage Requirements Ordinance Amendment.

**Commissioners** and **Staff** discussed the public outreach to help with concerns that had been raised previously.

*Sands motioned to open the public hearing for the Water and Sewage Requirements Ordinance Amendments; Daugs seconded; Passed 6, 0.*

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

*Nays: 0*

**Jordan Mathis** director of the Bear River Health Department (BRHD) commented as the applicant and explained their amendments from the previous draft.

**Gunnell** asked about systems over 5,000 gallons and 100-year storm concerns.

**Mr. Mathis** responded anything over 5,000 gallons is regulated by the state and this does not add any new systems. If a new system or expanded system is put in, a geologist would have to sign off on it.

**Poole** asked about the geologist report.

**Mr. Mathis** responded the geologist report should address those concerns and that this is only addressing current systems that are already there.

**Bankhead** asked about discharge from property in zone 2.

**Mr. Mathis** responded it would have to be piped outside of the zone.

**Christensen** asked about the protections for property owners who have source protection areas suddenly happened.

**Mr. Mathis** responded there is a process for public input regarding those situations before source protection areas are finalized.

**Brady Bodily** mayor of Lewiston commented in support of this and the protection it provides.

**Robert Gunnell** commented in favor of this proposal.

**John Gaultier** commented in favor this proposal and how it allows for systems to be pumped.

*Sands* motioned to close the public hearing for the Water and Sewage Requirements Ordinance Amendments; **Daug**s seconded; **Passed 6, 0.**

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

*Christensen* motioned to recommend approval to the County Council for the Water and Sewage Requirements Ordinance Amendments; **Daug**s seconded; **Passed 6, 0.**

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

#### **#6. Public Hearing (6:20PM or soon thereafter) - An amendment to Title 16 and Title 17**

**Smith** reviewed the information for the amendment to Title 16 and Title 17.

*Daug*s motioned to open the public hearing for the Amendment to Title 16 and Title 17; **Sands** seconded; **Passed 6, 0.**

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

No public comment.

*Daug*s motioned to close the public hearing for the Amendment to Title 16 and Title 17; **Sands** seconded; **Passed 6, 0.**

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

*Daug*s motioned to recommend approval to the County Council for the Amendment to Title 16 and Title 17; **Poole** seconded; **Passed 6, 0.**

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

#### **#7. Saddle Ridge Subdivision**

**Zetterquist** updated for the Commission regarding the memorandum of understanding and how it has been abandoned and the applicant is planning to move forward with the originally plan for the subdivision.

**Commissioners** and **Staff** discussed the secondary access, making sure the conditions cover all needed things, and how the plat of the subdivision would happen after all the conditions are met.

*Daug*s motioned to approve the Saddle Ridge Subdivision with the 21 conditions and 3 conclusions; **Poole** seconded; **Passed 6, 0.**

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

**#8. Discussion: Amending Chapter 17.14 Resort Recreation (RR) Zone; Development Standards for Powder Mountain**

**Zetterquist** reviewed the information for amending chapter 17.14 Resort Recreation (RR) Zone; Development Standards for Powder Mountain.

**Brooke Hontz** presented on the need updates to meet state code.

**Poole** asked about the building being built.

**Ms. Hontz** responded that the maintenance shop in Cache County was approved previously.

**Christiansen** asked about the maintenance shop.

**Ms. Hontz** responded it is under construction now and updated pictures will be shown in the future.

**#9. Joint Workshop: Subdivision Ordinance Amendment**

**Smith** informed the Commissioners of a joint workshop with the County Council to be held on March 10<sup>th</sup> at 3:00 pm.

**Adjourned.**