



Planning Commission Agenda 4 September 2025

199 North Main, Logan, Utah | Historic Courthouse Council Chambers

5:00 p.m.

Light refreshments served in the County Council Conference Room for Commission Members

5:30 p.m.

Call to order

Opening remarks/Pledge – Brady Christensen

Review and approval of agenda

Review and approval of the minutes of the 7 August 2025 meeting

5:35 p.m.

Consent Items

1. **Cub River Estates Phase 2 Subdivision** – A request to create a new five lot subdivision on 26.35 acres, located at 780 E. Cannibal Road, Lewiston, in the Rural 5 (RU5) Zone.

Regular Action Items

2. **Public Hearing (5:35PM or soon thereafter) – SBA UT 24138-B Paradise Rezone** – A request to add the Public Infrastructure (PI) Overlay to a portion of a 30.64-acre parcel, located at 180 E. 8600 S., Paradise, in the Agricultural (A10) Zone.
3. **Public Hearing (5:50PM or soon thereafter) – Sparks Ventures Rezone** – A request to rezone 10.00 acres, located at 4200 N. 800 W., Smithfield, from the Agricultural (A10) Zone to the Industrial (I) Zone.
4. **Public Hearing (6:05PM or soon thereafter) – Greenfield Industrial Warehouse Rezone** – A request to rezone 8.79 acres, located at 1027 E. 11600 N., Richmond, from the Agricultural (A10) and Commercial (C) Zones to the Industrial (I) Zone.
5. **Honey Solar Stone Project Ordinance Amendment** – A request to amend County Codes §17.07.030, §17.09.030, and creating Chapter 17.12 Commercial Solar and Battery Storage Facilities. *Cont'd from 7 August 2025 meeting – Public Hearing held on 7 August 2025*
6. **Saddle Ridge Subdivision** – A request to create a new 22-lot subdivision on 221.72 acres, located at 7000 S. 1400 W., Hyrum, in the Agricultural (A10) Zone.
7. **Questar Gas Company dba Enbridge Gas Utah Conditional Use Permit** – A request to create and operate a Utility Facility, Distribution (Use Type 5610) on a portion of 5.10 acres, located at 4650 S. 1200 W., Hyrum, in the Industrial (I) Zone.
8. **Suncore/Edge Excavation Vehicle Repair Shop Conditional Use Permit** – A request to amend an existing conditional use permit by adding General Vehicle Repair (Use Type 3600) as a permitted use on 15.74 acres, located at 2200 N. 1000 W., Logan, in the Industrial (I) Zone.
9. **Nixon & Nixon, Inc. Conditional Use Permit Revocation** – Revocation of the 1984 and 2017 Nixon and Nixon, Inc. Conditional Use Permits.
10. **Discussion: Powder Mountain Master Plan**
11. **Discussion: General Plan – Water Use and Preservation Element**
12. **Discussion: Pioneering Agreement**

Board Member Reports

Staff reports

Adjourn