



Planning Commission Agenda 6 November 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 – Val Jay Rigby

Review and approval of agenda

Review and approval of the minutes of the 2 October 2025 meeting

5:35 p.m.

Consent Items

N/A

Regular Action Items

1. **Re-Public Hearing (5:35PM or soon thereafter) – SBA UT 24138-B Paradise Rezone** – A request to apply the Public Infrastructure (PI) Overlay to a portion of a 16.00-acre parcel, located at 180 E. 8600 S., Paradise, in the Agricultural (A10) Zone. This item was sent back to the Planning Commission by the County Council due to the legal description of this application being corrected.
2. **Powder Mountain Master Plan – Discussion of Conditions of Approval and Development Review Process**
3. **WMCD Upper Canal Pipeline Project CUP** – A request to create and operate a Utility Facility, Distribution (Use Type 5610) on ~12.96 acres, located to the south-east of Wellsville, in the Agricultural (A10) Zone.
4. **Lower Foods – South Road Extension CUP** – A request to create and operate a General Manufacturing (Use Type 2100) facility on 7.80 acres, located at ~9400 N. US-91, Richmond, in the Industrial (I) Zone.
5. **Edge Estates Parcels 2/3 CUP** – A request to operate a Storage and Warehousing (Use Type 3400) facility on 44.56 acres, located at 1200 W. 2200 N., Logan, in the Industrial (I) Zone.
6. **Discussion:** Amending Cache County Code §17.10.050(A)(3) – Wastewater System Permissions
7. **Discussion:** Amending Cache County Code §17.10.040 – Commercial Lot Coverage
8. **Discussion:** Amending Cache County Code §17.10.040 – Irrigation Canal Setback Distance
9. **Discussion:** Amending Cache County Code §17.07.040 & 17.10.040 – Frontage and Access
10. **Discussion:** Amending Cache County Code §17.10.040 – Minimum Lot Size
11. **Review and Approval of 2026 Meeting Dates and Application Deadlines**
12. **Upcoming:** Elections for Chair and Vice Chair

Board Member Reports

Staff reports

Adjourn