



Planning Commission Agenda 4 December 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 – Chris Sands

Review and approval of agenda

Review and approval of the minutes of the 6 November 2025 meeting

5:35 p.m.

Consent Items

1. **North and South Sage Ponds** – A request for a 6-month extension of the effective period of approval to create and operate a pair of water retention and distribution ponds (Use Type 5610 – Utility Facility, Distribution)

Regular Action Items

2. **Public Hearing (5:35PM or soon thereafter) – Dutson Rezone** – A request to rezone 15.12 acres, located at ~7850 N. 6400 W., Newton, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
3. **Public Hearing (5:45PM or soon thereafter) – Smithfield Safe Storage** – A request to rezone 6.00 acres, located at 4600 N. 800 W., Smithfield, from the Agricultural (A10) Zone to the Industrial (I) Zone.
4. **Public Hearing (5:55PM or soon thereafter) – Water and Sewage Requirements Ordinance Amendment** – A request to amend Cache County Codes §17.07.040 and §17.10.050(A)(3) to allow for the placement of alternative wastewater systems in Source Water Protection Zones – Zone 2.
5. **Public Hearing (6:05PM or soon thereafter) – Combined §17.10.040 Amendment** – A request to amend Cache County Code §17.10.040 by increasing the permissible lot coverage from 50% to 70% in the Commercial (C) Zone and to add an irrigation canal setback distance exemption.
6. **Public Hearing (6:15PM or soon thereafter) – RU2 and RU5 Amendment** – A request to amend Cache County Code §17.08.030 by adding restrictions on rezone applications for the Rural 2 (RU2) and Rural 5 (RU5) Zones.
7. **Powder Mountain Master Plan** – A request by Summit Mountain Holding Group LLC and SMHG Landco LLC to establish a Master Plan for the Powder Mountain Resort.
8. **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. *Continued from the 4 September 2025 meeting.*
9. **Discussion:** Amending Cache County Code §17.07.040 & 17.10.040 – Frontage and Access
10. **Discussion:** Subdivisions
11. **Elections for Chair and Vice Chair**

Board Member Reports

Staff reports

Adjourn