



Planning Commission Minutes

07 August 2025

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Present: Conner Smith, Angie Zetterquist, Brandon Bell, Kurt Bankhead, Nate Daugs, Brady Christensen, Chris Sands, Jason Watterson, Val Jay Rigby, Nolan Gunnell, Matt Phillips, Jeris Kendall, Megan Izatt

5:00:00 PM

Light refreshments served in the Cache County Conference Room.

Start Time: 05:31:00

Bankhead called the meeting to order and gave opening remarks.

Agenda and Minutes

*Daug*s motioned to approve the agenda with the note that item #7 will be first; **Watterson** seconded; **Passed 6, 0.**

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

Watterson motioned to approve the minutes from July 10, 2025; **Sands** seconded; **Passed 6, 0.**

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

05:33:00

Consent Items

#1 Colby Maughan Lot Split Subdivision 1st Amendment

*Daug*s motioned to approve the consent items; **Watterson** seconded; **Passed 6, 0.**

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

05:34:00

Regular Items

#7 Update: Powder Mountain

Zetterquist informed the Commission that Powder Mountain will be on the agenda for September and October as a discussion item. The hope is to have Powder Mountain up for vote by the end of the year.

05:37:00

#2 Public Hearing (5:35 PM or soon thereafter) – Lowers Foods – South Road Extension Rezone

Smith reviewed the staff report for the Lowers Foods – South Road Extension Rezone.

05:40:00

Daug** motioned to open the public hearing for the Lowers Foods – South Road Extension Rezone; **Rigby** seconded; **Passed 6, 0.

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

Bankhead asked about annexation into Richmond.

Jake Leatham commented that Lowers would like to keep the property in the County.

Allen Lowers commented that the road is for staging trucks and to put a truck scale in. The scale will be in Richmond but they would like this parcel to remain in the county. They are also currently working on a new well on this parcel as well,

Christensen asked how many families Lowers feeds in the valley.

Mr. Lowers commented that they employee 300 people, they try to hire local contractors for work, and they try to help the local community as much as possible.

Daug asked about working with UDOT.

Mr. Leatham responded that everything has been submitted and they are waiting on a decision from them.

Daug asked if there would be long term parking.

Mr. Lowers responded that they might park some of Lowers trailers there but other than that no.

Kurt Ander commented on concerns with safety for the road with increased traffic.

Mr. Lowers responded that there should be no through street to State Street.

Mr. Ander asked about connections to through to State Street and concerns with an LLC owning the extension.

Mr. Leatham commented that due to the well being drilled, a road would have to go around the well house so there are no plans for a road and commented on safety of removing the trucks off the highway.

05:53:00

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

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

Commissioners discussed the safety impacts of the road extension, and impacts to the county road master plan.

Daug** motioned to recommend approval to the County Council for the Lowers Foods – South Road Extension Rezone with the 4 conditions; **Christensen** seconded; **Passed 6, 0.

Ayes: Val Jay Rigby, Brady Christensen, Nate Daugs, Kurt Bankhead, Jason Watterson, Chris Sands

Nays: 0

06:00:00

#3 Public Hearing (5:45 PM or soon thereafter) – Honey Solar Stone Project Ordinance Amendment

Smith reviewed the updated amendment language.

Commissioners and **Staff** discussed feedback from surrounding counties.

Sands motioned to open the public hearing for the Honey Solar Stone Project Ordinance Amendment;

Daug's seconded; Passed 6, 0

Ayes: Val Jay Rigby, Brady Christensen, Nate Daugs, Kurt Bankhead, Jason Watterson, Chris Sands

Nays: 0

No Public Comments

Rigby motioned to close the public hearing for the Honey Solar Stone Project Ordinance Amendment;

Watterson seconded; Passed 6, 0.

Ayes: Val Jay Rigby, Brady Christensen, Nate Daugs, Kurt Bankhead, Jason Watterson, Chris Sands

Nays: 0

Ayes:

Commissioners and **Staff** discussed the industrial rezone, how and why projects can be denied,

Watterson motioned to continue the Honey Solar Stone Project Ordinance Amendment up to 90 days;

Daug's seconded; Passed 6, 0.

Ayes: Val Jay Rigby, Brady Christensen, Nate Daugs, Kurt Bankhead, Jason Watterson, Chris Sands

Nays: 0

6:10:00

#4 Triple C Secure Storage Conditional Use Permit

Smith reviewed the staff report for the Triple C Secure Storage Conditional Use Permit (CUP).

Commissioners and **Staff** discussed the number of walls and open storage, and screening.

Bankhead asked if any comments from the city were received.

Chris Chambers responded no and that access is going to try and be on 8th west and commented on fire coverage.

Daug's asked about employees.

Mr. Chambers commented that currently it will be he and his wife.

Commissioners discussed the amendment to the condition regarding employees.

***Christensen** motioned to approve the Triple C Secure Storage Conditional Use Permit with the 24 conditions, 4 conditions, the amendment to the employee condition and the walls counting as screening; Rigby; Passed 6, 0.*

06:28:00

#5 Discussion: General Plan Water Use and Preservation

Bell reviewed the back ground for the General Plan Water Use and Preservation

Aubrey presented on the General Plan Water Use and Preservation information.

Commissioners and **Staff** discussed the water systems, crop data, how staff used the most up to date and available data to analyze for the plan, and water rights transferring with the land for a land use change.

#6 Discussion: Pioneering Agreement

Will be discussed at next meeting.

06:58:00

Adjourned