



Planning Commission Minutes

6 February 2025

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Present: Conner Smith, Angie Zetterquist, Kurt Bankhead, Jason Watterson, Nate Daus, Lane Parker, Brady Christensen, Chris Sands, Nolan Gunnell, Matt Phillips, Jerris 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

Watterson motioned to approve the agenda; **Parker** seconded; **Passed 6, 0.**

Ayes: *Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daus, Lane Parker*
Nays: *0*

Daus motioned to approve the minutes from January 9, 2025; **Parker** seconded; **Passed 6, 0.**

Ayes: *Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daus, Lane Parker*
Nays: *0*

05:34:00

Regular Action Items

#1 Cronquist Minor Extraction CUP

Smith informed the Commission that the traffic study was not received in time for a thorough review so a continuance is being asked for.

Daus motioned to approve a continuance up to 30 days for the Cronquist Minor Extraction CUP;
Watterson seconded; **Passed 6, 0.**

Ayes: *Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daus, Lane Parker*
Nays: *0*

05:51:00

#2 Public Hearing (5:45 PM or soon thereafter) – Gally Subdivision Rezone

Smith reviewed the staff report for the Galley Subdivision Rezone.

Staff and **Commissioners** discussed the configuration of the property.

05:55:00

Watterson motioned to open the Galley Subdivision Rezone; **Daus** seconded; **Passed 6, 0.**

Ayes: *Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daus, Lane Parker*
Nays: *0*

Shelly Harris commented against the rezone.

Watterson asked about the size of Ms. Harris's property.

Ms. Harris responded slightly over 7 acres.

Grey Wilson commented as the applicant's agent about access and working with UDOT.

Mark Reeder commented representing the Haslam's against the property, concerns with the well and the easement to access it not being shown, and they are against a shared access.

Watterson asked about the size of the Haslam's property.

Mr. Reeder responded 3.6 acres and that the 2 accesses are UDOT approved.

Karma Leatham asked about the intended uses.

Daugs responded 6 homes would be allowed.

Smith reviewed all the potential uses if the land is rezoned.

Teresa Liechty commented against the land being rezoned to RU5.

Lacie Liechty commented with concerns about traffic,

John Gally commented on access, that it is going to be a gated community, the well right of way is on the deed, and wanting a few extra homes around them.

Kade Harris commented on concerns with water and traffic.

Mr. Gally commented on the water and there only being one well for the subdivision.

Daugs asked if there are irrigation rights.

Mr. Gally responded yes.

Daugs asked if the water will continue after the development.

Mr. Gally responded yes.

Daugs asked about wells in the area.

Audience member commented on the well concerns in the area.

Bryce Darley commented against the rezone and wanting the area to remain rural.

Mr. Harris commented on the notice requirements and wanting the area to remain rural.

Bill Bankhead commented on the history of the subdivision and already being denied once, water concerns, and wanting the area to remain rural.

Staff and **Commissioners** discussed the subdivision application that was approved to the south of this property.

06:13:00

*Daug*s motioned to close the public hearing for the Gally Subdivision Rezone; **Parker** seconded; **Passed 6, 0.**

Ayes: *Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daugs, Lane Parker*
Nays: *0*

Commissioners discussed the location of the property, if the rezone was appropriate for the area, and being part of the Mendon annexation area.

*Daug*s motioned to recommend approval to the County Council for the Gally Subdivision Rezone with the 3 Conclusions; **Parker** seconded; **Passed 4, 2.**

Ayes: *Chris Sands, Jason Watterson, Nate Daugs, Lane Parker*
Nays: *Kurt Bankhead, Brady Christensen*

06:22:00

#3 Public Hearing (5:55 PM or soon thereafter) – Funk-Richmond Gravel Pit Property

Smith reviewed the staff report for the Funk-Richmond Gravel Pit Property.

Hal Christensen commented that he has a contract currently on the property and part of the due diligence is to rezone the property,

Christensen asked if there had been any test holes done.

Mr. H. Christensen responded no but he has researched it on the NRCS soil surveys.

Christensen asked why Mr. Christensen wanted the rezone on the whole property.

Mr. H. Christensen responded because he wants to buy the whole piece.

Watterson asked if Mr. Christensen has any idea of the extent that he would mine the property.

Mr. H. Christensen responded that after the rezone he will dig test holes.

Bankhead asked about access.

Mr. H. Christensen commented that there is access that would need to have some work done to handle gravel trucks.

Christensen commented on access to the current open hole.

Mr. H. Christensen commented on access, a current 30-40 foot cut already located on the property, and Staker Parson's pit close by.

Sands asked about the industrial rezone request.

Mr. H. Christensen commented that he thought the ordinance read that it needed to be rezoned.

Sands commented that the property doesn't need to be rezoned for a gravel pit only. A rezone would only be needed if other uses are going to happen that require an industrial zone.

Mr. H. Christensen commented he is only interested in running a gravel pit, his plan to start on the south end of the property, and current gravel pits in the valley not being able to meet the demand for gravel products.

06:38:00

Watterson motioned to open the public hearing for the Funk-Richmond Gravel Pit Property Rezone; Daug's seconded; approved 6, 0.

*Ayes: Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daus, Lane Parker
Nays: 0*

Christen Raddison commented not against but with concerns for access and how a north access will affect his existing CUP, and regarding the springs and the easements for them in the area.

Gary Dent commented with no opposition to a gravel pit, concerns with access, and opposition to an industrial rezone.

Joyce Jensen commented against the gravel pit due to concerns with the wells and springs in the area, dust, and the pit being an eye sore.

Mike Dallin commented with concerns for the springs.

Scout Reaf commented with concerns for the springs and water in the area, dust, and the pit being an eye sore.

Edward Mendenhall commented with concerns for water and what will happen to Crow Mountain.

Jolene Mendenhall commented with concerns for water, traffic, and concerns for Crow Mountain.

06:35:00

Watterson motioned to close the public hearing for the Funk-Richmond Gravel Pit Property; Christensen seconded; Passed 6, 0.

Ayes: Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daus, Lane Parker

Nays: 0

Commissioners discussed if the rezone to industrial could be excluded and it cannot. The applicant would need to come back with a different proposal.

Mr. H. Christensen addressed some of the concerns raised about water, roads and traffic, access, and lifestyle.

Commissioners discussed concerns with water.

Daug motioned to recommend denial to the County Council for the Funk-Richmond Gravel Pit Property based on the 5 conclusions; **Watterson** seconded; **Passed 6, 0.**

Ayes: Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daugs, Lane Parker
Nays: 0

07:06:00

#4 Public Hearing (6:05 PM or soon thereafter) – Willets RU5 Rezone

Smith reviewed the staff report for the Willets RU5 Rezone.

Staff and **Commissioners** discussed sensitive lands, parcels with no frontage requirements, and UDOT requirements.

07:13:00

Parker motioned to open the public hearing for the Willets RU5 Rezone; **Daug** seconded; **Passed 6, 0.**
Ayes: Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daugs, Lane Parker
Nays: 0

Lacie Liechty commented in opposition to the rezone due to traffic and school buses.

Bryce Darley commented in opposition to the rezone and the precedence it sets to allow this rezone.

Mark Lyonson commented in opposition to the rezone due to concerns with access, sensitive lands, and it being previously denied.

Theresea Liechty commented in opposition to the rezone due to gravel trucks accessing the road and traffic, and flooding concerns.

Evan Bankhead commented on behalf of the Darly Spring Irrigation Company in opposition to the rezone due to water and the rezone request not fitting in with the surrounding zoning close by.

Jim Liechty commented in opposition to the rezone with concerns for the wells affecting his, and proximity of septic systems to the wells.

Phil Bankhead commented in opposition to the rezone due to the requested zone not being contiguous to the property and access.

Kyle Larsen commented with concerns for water runoff and access.

Christensen asked about if Mr. Larson has talked with UDOT.

Mr. Larsen said he has and that Jed Willets does have a right of way back to his property.

Christensen asked if UDOT would allow an access to that property.

Mr. Larsen responded he does not know for sure because there are still a lot of questions.

Jed Willets commented on the right of way, and how he will align with Wellsville City's annexation plan.

Bankhead commented on Wellsville City's ask regarding roads.

Mr. Willets responded he would have to go back to UDOT if he needs more access points, and clustering homes.

Gunnell asked how wide the easement is.

Smith responded 33 feet.

Gunnell asked if the two homes the Mr. Willets is requesting would affect the Larsen's being able to have a home.

Mr. Willets responded he doesn't know for sure until there is a plan before UDOT and commented on the shared access.

Ashton Liechty asked about an existing right of way that was sold as part of another property.

Christensen asked about the right of way through the property.

Mr. Darley explained the location of the right of way which is 30 feet of easement.

Christensen asked about the definition of the easement and if it was only an agriculture easement.

Mr. Darley responded there was no detail about a home and his understanding is it is an agriculture access.

Mr. A. Liechty commented in opposition to the rezone due to the precedence it sets.

Mr. Willets commented on the agricultural easement.

Mr. Darley explained the history of the agricultural easement.

07:44:00

Daug's motioned to close the public hearing for the Willets RU5 Rezone; Watterson seconded; Passed 6, 0.

Ayes: Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daugs, Lane Parker
Nays: 0

Commissioners discussed the UDOT access issue,

Daug's motioned to recommend denial to the County Council for the Willets RU5 Rezone; Parker seconded; Passed 6, 0.

Ayes: Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daugs, Kurt Bankhead, Lane Parker
Nays: 0

05:35:00

#5 Mendon South Canal CUP

Smith reviewed the staff report for the Mendon South Canal CUP.

Staff and **Commissioners** discussed the flood permit.

Tom Walbridge commented on the issues the canal company has had getting the project started.

Daug's commented on the requirements for the road design.

Mr. Walbridge commented on replacing the pipe under the road and the engineering requirements.

Daug's asked if Mr. Walbridge had seen the 18 conditions.

Mr. Walbridge asked that a copy of the conditions be sent to him.

Christensen asked if any of the ditch was going to be left open.

Mr. Walbridge responded no.

Christensen commented on storm water.

Mr. Walbridge responded they would.

Dennis Jensen commented on the land ran by the Bear River Conservancy.

Daug's motioned to approve the Mendon South Canal CUP with the 18 conditions and conclusions; Watterson seconded; Passed 6, 0.

Ayes: Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daugs, Lane Parker
Nays: 0

07:46:00

#6 Utah APA Spring Conference

Zetterquist reviewed in the information for the Utah APA Spring Conference.

07:47:00

#7 Annual Disclosures/Conflict of Interest

Zetterquist reminded the Commissioners of the annual disclosures/conflict of interest.

Daug** motioned to adjourn; **Watterson** seconded; **Passed 6, 0.

Ayes: Chris Sands, Brady Christensen, Kurt Bankhead, Jason Watterson, Nate Daugs, Lane Parker

Nays: 0