



Cache County is classified by the State of Utah as a county with a moderate level of transmission for Covid-19. In conformance with state guidelines, the number of people in the Council Chamber may be limited, social distancing practices will be implemented, and masks are required.

5:30 p.m.

Call to order

Opening remarks/Pledge – Lane Parker

Review and approval of agenda

Review and approval of the minutes of the 4 March 2021 meeting

5:35 p.m.

Consent Items

1. **Sharp Mini Subdivision** – A request to create a new 2-lot subdivision with an agricultural remainder on 25.8 acres located at ~3213 South 3000 West, near Wellsville, in the Agricultural (A10) Zone.

Regular Action Items

2. **Public Hearing (5:35 PM) – Riggs Rezone** – A request to rezone 12.55 acres located at ~11300 North 8800 West, near Clarkston, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone. The requested RU5 Zone would allow a maximum of 2 building lots whereas the current A10 Zone would allow a maximum of 1 building lot.
3. **Public Hearing (5:45 PM) – Bryan Hansen Rezone** – A request to rezone 2.17 acres located at 1015 East 12600 North, Cove, from the Agricultural (A10) Zone to the Commercial (C) Zone.
4. **Public Hearing (5:55 PM) – Creekside Estates Rezone** – A request to rezone an existing 7-lot subdivision with 31 acres located at 5625 North 800 West, near Smithfield, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. The requested RU2 Zone would allow a maximum of 15 building lots whereas the current A10 Zone would not allow any additional building lots.
5. **Poulsen Family Historical Cemetery Conditional Use Permit** – A request to allow the expansion of a historic family cemetery, Use Type 511 Cemetery, located at 7300 West 1900 North, Petersboro, in the Agricultural (A10) Zone.
6. **DR STA LG0004 Conditional Use Permit** – A request from Dominion Energy to add yard piping/valves to an existing utility distribution facility (Use Type 5610) located at 2000 West 3200 South, near Nibley, for the extension of a high-pressure natural gas line into Nibley City.
7. **Discussion:** Amendments to Title 17 regarding a new use type for a small-scale slaughter facility.
8. **Discussion:** Amendment to Title 17 regarding Cannabis Production Establishments.

Board Member Reports

Staff reports

Adjourn

Public Participation Guide: Planning Commission

This document is intended to guide citizens who would like to participate in a public meeting by providing information about how to effectively express your opinion on a particular matter and the general powers and limitations of the Planning Commission.

When Speaking on an Agenda Item

Once the Commission opens the public hearing or invites the public to comment on a public meeting agenda item, approach the podium to comment. Comments are limited to 3 minutes per person, unless extended by the Chair of the Planning Commission.

When it is your turn to speak:

1. State your name and address and the organization you represent, if applicable.
2. Indicate whether you are for or against the proposal.
3. Make your statement.
 - a. Include all pertinent facts within your knowledge;
 - b. Avoid gossip, emotion, and repetition;
 - c. Comments should be addressed to the Commission and not to individuals in the audience; the Commission will not allow discussion of complaints directed at specific individuals;
 - d. A clear, concise argument should focus on those matters related to the proposal with the facts directly tied to the decision you wish the Commission to make without repeating yourself or others who have spoken prior to your statement.

Legislative (Public Hearing) vs. Administrative (Public Meeting) Functions

The Planning Commission has two roles: as a recommending body for items that proceed to the County Council for final action (legislative) and as a land use authority for other items that do not proceed to the County Council (administrative).

When acting in their legislative capacity, the Planning Commission has broad discretion in what their recommendation to the County Council will be and conducts a public hearing to listen to the public's opinion on the request before forwarding the item to the County Council for the final decision. Applications in this category include: Rezones & Ordinance Amendments.

When acting in their administrative capacity, the Planning Commission has little discretion and must determine whether or not the landowner's application complies with the County Code. If the application complies with the Code, the Commission must approve it regardless of their personal opinions. The Commission considers these applications during a public meeting and can decide whether to invite comment from the public, but, since it is an administrative action not a legislative one, they are not required to open it to public comment. Applications in this category include: Conditional Use Permits, Subdivisions, & Subdivision Amendments.

Limits of Jurisdiction

The Planning Commission reviews land use applications for compliance with the ordinances of the County Land Use Code. Issues related to water quality, air quality, and the like are within the jurisdiction of the State and Federal government. The Commission does not have authority to alter, change, or otherwise act on issues outside of the County Land Use Code.