



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, if the number of people in the Council Chamber is greater than 50, masks are required.

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 1 April 2021 meeting

5:35 p.m.

Consent Items

- 1. Baldwin Subdivision** – A request to create a new 2-lot subdivision on 4.18 acres located at 9554 South 200 West, Paradise, in the Rural 2 (RU2) Zone.
- 2. Pinnacle Estates Subdivision** – A request to create a new 2-lot subdivision on 30.1 acres located at 150 South 250 West, near Mendon, in the Agricultural (A10) Zone.
- 3. Fox Hollow Subdivision 1st Amendment** – A request to amend all 4 lots and the agricultural remainder of an existing subdivision located at 320 North Hwy 23, near Mendon. The amendment will also adjust the subdivision boundary with an adjacent parcel to the north that is not part of the subdivision.
- 4. Darrell's Appliance Subdivision 1st Amendment** – A request to create a 3rd lot in an existing 2-lot subdivision located at 2400 West 3200 North, Benson, in the Agricultural (A10) Zone.
- 5. North Pine Canyon Ranch Subdivision 4th Amendment** – A request to create an additional lot in an existing subdivision located at 5162 West 4700 South, near Wellsville, in the Agricultural (A10) Zone.

Regular Action Items

- 6. Public Hearing (5:35 PM) – West Edge Rezone** – A request to rezone ~45 acres on two parcels located at approximately 2200 North 1200 West, near Logan, from the Agricultural (A10) Zone to the Industrial (I) Zone.
- 7. Discussion:** Amendments to Title 17 regarding a new use type for alcohol production (i.e., winery).
- 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.