



**5:30 p.m.**

Call to order

Opening remarks/Pledge – Jason Watterson

Review and approval of agenda

Review and approval of the minutes of the 6 May 2021 meeting

**5:35 p.m.**

**Consent Items**

1. **Mountain View Subdivision** – A request to create a new 3-lot subdivision on 6.1 acres located at 700 South 5400 West, near Mendon, in the Rural 2 (RU2) Zone.
2. **Lavender Farms** – A request to create a new 2-lot subdivision on 25.6 acres located at 1842 East 11000 North, near Richmond, in the Agricultural (A10) Zone.
3. **Clint & Leslie Ward Homestead Subdivision 1<sup>st</sup> Amendment** – A request to amend the boundary between Lot 1 and the Agricultural Remainder in an existing 1-lot subdivision located at 1616 East 9400 North, near Richmond, in the Agricultural (A10) Zone.

**Regular Action Items**

4. **Public Hearing (5:35 PM) – Thomas Ranch Rezone** – A request to rezone 831.76 acres on five parcels located at approximately 5600 West Thomas Ranch Road in Wellsville Canyon, from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone. A rezone would allow for a maximum potential of 83 buildable lots for single family residential, whereas the existing FR40 Zone does not allow for residential structures.
5. **Public Hearing (5:45 PM) – Christy Rezone** – A request to rezone 5.0 acres located at 5519 West 2000 South, near Mendon, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. A rezone would allow for a maximum potential of 2 buildable lots for single family residential, whereas the existing Agricultural (A10) Zone allows for only one residential structure.
6. **The Cache Valley Straw Maze Conditional Use Permit** - A request to operate a recreational facility on 20 acres of a 35.7 acre property located in the Blue Hawk Subdivision at 6333 West 2000 North, near Mendon, in the Agricultural (A10) Zone.
7. **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.