



UTAH COUNTY
PLANNING COMMISSION
100 East Center Street, Suite 1400
Provo, UT 84606
801-851-8343

October 21, 2025

AGENDA

Meeting to commence at 5:30 p.m.

(Order of agenda items subject to change at discretion of the Chair)

This meeting will be a public meeting subject to the Utah Open and Public Meetings Act. Commission members may participate electronically at will, with the anchor location as stated above.

Comments or information related to an agenda item must be submitted prior to the meeting no later than 1:00 p.m. on the day of the meeting to planningcommission@utahcounty.gov. No written comments or material will be accepted at the meeting.

Information related to the items on this agenda, along with the Utah County General Plan & Utah County Land Use Ordinance, can be found online at: <https://codev.utahcounty.gov/>

The Utah Public Notice Website can be found online at: pmn.utah.gov

This meeting can be viewed live on YouTube under the heading UTAH COUNTY GOVERNMENT or by going to the following link:

<https://www.youtube.com/channel/UckRYDnXVDLGv9792bhWn9Wg>

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- September 16, 2025 regular meeting

C. CONDITIONAL USE APPLICATION(S)

1. Jeremy Rigtrup

- **Application #CU2025-08** - Request for conditional use for a proposed feed mill which exceeds 40 feet in height in the Mining and Grazing (M&G-1) Zone. Located at 17122 S. Tunnel Road, near the Elberta area of unincorporated Utah County, Section 30, T10S R1W

2. Mosida Solar, LLC

- **Application #CU2025-09** - Request for conditional use for a proposed solar energy facility as an electric power generation facility in the Goshen Valley Planned Community (P-C) Zone, and the Mining and Grazing (M&G-

1) Zone located in sections 31 & 32, T9S, R1W, 36, T9S, R2W, 5, 6, 7, & 8 in T10S R1W, and 1 & 12 in T10S R2W, approximately 2,951.54 acres in the Elberta area of unincorporated Utah County

- 3. Farmland Reserve Inc. - **Application #CU2025-10** - Request for conditional use for a grain storage structure which exceeds 40 feet in height in the Goshen Valley Planned Community (P-C) Zone. Located at 15736 South 12800 West, Section 17, T10S R1W, Elberta area of unincorporated Utah County

- 4. CMC Rock LLC - **Application #CU2025-11** - Request for conditional use for an open pit mining operation in the Goshen Valley Planned Community (P-C) Zone. Located at approximately 13600 South 12800 West, Sections 31 & 32 T9S, R1W, 5 & 6, T10S R1W, Elberta area of unincorporated Utah County

D ITEMS SUBJECT TO PUBLIC HEARING

(PUBLIC HEARING)

- 1. Utah County Planning Commission - Proposed Utah County Land Use Ordinance text amendment to Sections 2.08, 8.76, 14.26, and any other applicable section, related to recent state legislation governing property boundary establishment and adjustment, along with associated ancillary changes

E. OTHER BUSINESS

- 1. Update on Utah County Moderate Income Housing implementation plans

F. PUBLIC COMMENT

G. ADJOURN

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify staff at (801) 851-8343 at least one day prior to the meeting.