



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

May 20, 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 may also be submitted prior to the meeting to planningcommission@utahcounty.gov

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: www.utahcounty.gov/Dept/ComDev/Planning
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

- April 15, 2025 regular meeting

C. CONDITIONAL USE APPLICATION(S)

1. Mosida Energy, LLC

- **Application #CU2025-02** – Request to amend a previously-approved conditional use for a natural gas electric power generation facility in the Mining and Grazing (M&G-1) Zone by adding alternative fuel sources for the facility, located in Section 25, T7S R2W, approximately 34-acre project site, Cedar Valley/Fairfield area of unincorporated Utah County

2. Moside Energy, LLC

- **Application #CU2025-03** - Request for conditional use for a proposed covered water tank which exceeds 20 feet in height and proposed exhaust stacks which exceed 40 feet in height as part of a natural gas electric power generation facility in the Mining and Grazing (M&G-1) Zone, located in Section

25, T7S R2W, approximately 34-acre project site, Cedar Valley/Fairfield area of unincorporated Utah County

D. AGRICULTURE PROTECTION AREA

1. The Relief Mine Company - Proposed agriculture protection area in the Residential Agricultural (RA-5) and Critical Environment (CE-1) Zones, Sections 17, 18, and 19, T9S R3E, Salem area of unincorporated Utah County, approximately 175 acres

E. OTHER BUSINESS

1. Discussion on updating Utah County Planning Commission Resolution No. 2013-01 for Rules of Conduct for Public Hearings and Meetings

F. 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.