



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

**February 17, 2026**  
**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](mailto: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](https://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/UCkRYDnXVDLGv9792bhWn9Wq>

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. APPROVAL OF MINUTES** - **January 20, 2026 regular meeting**

**D. ITEMS SUBJECT TO PUBLIC HEARING** **(PUBLIC HEARING)**

1. Utah County Planning Commission - Proposed Utah County Land Use Ordinance text amendment to Sections 8.16, and any other applicable section, related to frontage requirements of temporary uses and structures.

**E. CONDITIONAL USE APPLICATION(S)****(NO PUBLIC HEARING)****1. GreenHollow Ranch LLC**

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Application #CU2026-01 - Request for conditional use for a proposed reception center in the Residential Agricultural (RA-5) Zone. Located at 14048 South HWY 89, Section 5, T10S R4E, Thistle area of unincorporated Utah County

**F. AGRICULTURE PROTECTION AREA****(NO PUBLIC HEARING)****1. Notification of creation/continuation of agricultural protection areas**

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Creation of the Beck Farm 2025, Thompson Family Farm 2025, Reshlar 2025 & DW Miller and & Livestock 2025

**2. South Fork Land 2026**

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Proposed agriculture protection area in the Residential Agricultural (RA-5) Zone, Section 10, T9S R3E, East of Payson City in unincorporated Utah County, approximately 21.38 acres

**G. OTHER BUSINESS**

1. Training and discussion on the Utah Open and Public Meetings Act and general powers and duties under Title 17, Chapter 79, County Land Use, Development, and Management Act

**H. PUBLIC COMMENT****I. 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.*