

5:00 p.m.

Workshop & dinner served in the County Council Conference Room

5:30 p.m.

Call to order

Opening remarks/Pledge – Lane Parker

Review and approval of agenda

Review and approval of the minutes of the 2 June 2022 meeting

5:35 p.m.

Consent Items

- 1. Stuart Minor Subdivision** – A request to create a 1-lot subdivision with an agricultural remainder on 15.42 acres located at 3650 West 6100 South, near Wellsville, in the Agricultural (A10) Zone.

Regular Action Items

- 2. Discussion:** Consideration of a request by the Countywide Planner to schedule a special meeting in July 2022 for the Planning Commission to review the draft General Plan prior to the next meeting on August 4, 2022, where the item will be scheduled for a public hearing and to forward a recommendation to the County Council.
- 3. Public Hearing (5:40 pm): William Cody Pitcher Rezone** – A request to rezone 16.13 acres located at 7288 West 4800 West, near Amalga, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone. A rezone to RU5 Zone would allow for a maximum potential of 3 buildable lots for single family residential, whereas the existing A10 Zone allows for a maximum of 1 buildable lot.
- 4. Public Hearing (5:55 pm): Martin Bench Rezone** – A request to rezone 34.06 acres located at 1032 South 7000 West, near Mendon, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone. A rezone to RU5 Zone would allow for a maximum potential of ~5 buildable lots for single family residential (due to presence of sensitive areas), whereas the existing A10 Zone allows for a maximum of 2 buildable lots.
- 5. Public Hearing (6:10 pm): Winnies Properties Rezone** – A request to rezone 35.2 acres in an existing 2-lot subdivision located at 970 South 200 East, Wellsville, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. A rezone to RU2 Zone would allow for a maximum potential of 17 buildable lots for single family residential, whereas the existing A10 Zone allows for a maximum of 3 buildable lots
- 6. Public Hearing (6:25 pm): Amending 17.07.030: Use Related Definition** – 5810 Private Airport.

7. **Public Hearing (6:35 pm):** Amending 17.07.030: Use Related Definitions – 4100 Recreational Facility; 17.09.030: Schedule of Zoning Uses by Zoning District – 4100 Recreational Facility.
8. **Hollow Ridge RV Campground Conditional Use Permit** – A remand from the Board of Adjustments requiring further action for a previously approved conditional use permit to operate a recreational facility (i.e., RV campground) located at ~1400 East 300 South, near Smithfield, in the Agricultural (A10) Zone.
9. **Discussion:** Monticello Meadows Subdivision
10. **Discussion:** Floodplain Setback distance
11. **Discussion:** Cherry Peak Ski Area CUP 4th Amendment
12. **Discussion:** The review and amendment of Title 17.07.030 Use Related Definitions and Title 17.07.040 General Definitions including but not limited to uses and definitions related to the following uses:
 - 6400 Mineral Extraction
 - 6410 Topsoil Extraction
 - 6420 Site Grading

Board Member Reports

Staff reports

Adjourn