



4:45 p.m.

Workshop & light refreshments 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 3 November 2022 meeting

5:35 p.m.

Consent Items

- 1. Haslam Subdivision** – A request to create a new 2-lot subdivision with an agricultural remainder on 44.14 acres located at 3414 South 4800 West, near Wellsville, in the Agricultural (A10) Zone.
- 2. Jershon Subdivision** – A request to create a new 3-lot subdivision on 33.4 acres located at approximately 200 East 9800 North, near Richmond, in the Agricultural (A10) Zone.
- 3. Pea Viner Farm Subdivision** – A request to create a new one-lot subdivision with an agricultural remainder on 27.45 acres located at 2450 South 2000 West, College Ward, in the Agricultural (A10) Zone.
- 4. White Rock Subdivision 2nd Amendment** – A request to create a new buildable lot, Lot 4, and three agricultural remainders on an existing 3-lot subdivision with two agricultural remainders located at 1721 West 6400 West, Petersboro, in the Agricultural (A10) Zone.
- 5. Willow Land Minor Subdivision 1st Amendment** – A request to amend the boundaries of Lots 1, 2, & 3, and create two agricultural remainders in an existing 3-lot subdivision on 67.71 acres located at 1201 South 3200 West, near Logan, in the Agricultural (A10) Zone.

Regular Action Items

- 6. Fritz Tower Conditional Use Permit** – A request to operate a new major telecommunications facility (Use Type 5700) located at ~1478 West 6710 South, near Hyrum, in the Public Infrastructure (PI) Overlay Zone.
- 7. Public Hearing (5:40 PM) – Denali South Rezone** – A request to rezone 12.13 acres located at 3388 South SR 23, near Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone. A rezone to the RU5 Zone would allow for one additional building lot for a total of 2 lots, whereas the existing A10 Zone does not allow the existing one-lot subdivision with an agricultural remainder to be further divided.
- 8. Public Hearing (5:55 PM) – Ordinance Change – §17.07.040 General Definitions - Developable Acreage** – A request to amend the definition for “Developable Acreage” to allow areas dedicated to the public (i.e., parks and public rights-of-way) to be included as developable acreage for the purposes of determining density for a subdivision development.



- 9. Discussion: Ordinance Change – §17.07.040 General Definitions - Developable Acreage & Sensitive Areas Non-Developable** – An initial discussion to potentially amend the definition for “Developable Acreage” to allow sensitive areas currently listed as “non-developable” to be included as developable acreage for the purposes of determining density for a subdivision development, and to potentially amend the definition for “Sensitive Areas – Non-developable” to allow development of private roads in steep slope sensitive areas (i.e., >30%) based on limited design criteria.

10. Upcoming: Elections for Chair and Vice Chair

Board Member Reports

Staff reports

Adjourn