

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 5 January 2023 meeting

5:35 p.m.

Consent Items

- 1. South Spring Ranch Subdivision 2nd Amendment** – A request to amend the boundary of Lot 5 in an existing 5-lot subdivision with an adjacent parcel not part of the subdivision located at 2632 West 5700 South, near Wellsville, in the Agricultural (A10) Zone.
- 2. Rocky Estate Subdivision** – A request to create a new 1-lot subdivision with an agricultural remainder 147.98 acres located at 7350 West 6800 North, near Newton, in the Agricultural (A10) Zone.
- 3. Stratford Ranch Subdivision** – A request to create a new 2-lot subdivision with an agricultural remainder on 156.6 acres located at 12300 South Canyon Road, near Paradise, in the Agricultural (A10) and Forest Recreation (FR-40) Zones.

Regular Action Items

- 4. Pepperidge Farm Plant Expansion Conditional Use Permit Amendment** – A request to expand an existing general manufacturing facility (Use Type 2100). The proposed expansion includes ~100,000 square feet of new production, warehouse, cold storage, and office areas located at 900 North 200 West, near Richmond, in the Industrial (I) Zone.
- 5. Public Hearing (5:45 PM) – Allen Property Rezone** – A request to rezone 5.12 acres located at 11595 North Highway 91, near Richmond, from the Commercial (C) Zone to the Industrial (I) Zone.
- 6. Public Hearing (5:55 PM) – Geneva Rock Rezone** – A request to approve the Mineral Extraction (ME) Overlay Zone on 157.18 acres located off of Highway 23 at 7200 North/4800 West, near Newton, in the Agricultural (A10) Zone.
- 7. Discussion: Ordinance Change – Use Type 1120: Accessory Apartment** – An initial discussion to amend the definition and standards associated with accessory apartments
- 8. Public Hearing (6:30 PM) -- Ordinance Change – Chapter 15.28 Flood Damage Prevention** – A public hearing to amend Chapter 15.28 Flood Damage Prevention and associated sections of County Code with floodplain standards and definitions to comply with Federal and State regulations.



- 9. Discussion: Ordinance Change – §17.07.040 General Definitions - Developable Acreage & Sensitive Areas Non-Developable** – A continuing discussion to 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. Discussion:** Review a draft Moderate Income Housing Report to the Utah Housing and Community Development Division of Workforce Services.

Board Member Reports
Staff reports
Adjourn