

4:45 p.m.

Workshop & light refreshments served in the County Council Conference Room

5:30 p.m.

Call to order

Opening remarks/Pledge – Brady Christensen

Review and approval of agenda

Review and approval of the minutes of the 1 June 2023 meeting

5:35 p.m.

Consent Items

- 1. Denali South Horse Ranch Subdivision 1st Amendment** – A request to amend an existing one-lot subdivision with an Agricultural Remainder by creating a 2nd Lot and a 2nd Agricultural Remainder on 12.13 acres located at 3388 South Highway 23, near Wellsville, in the Rural 5 (RU5) Zone.
- 2. Hobbled Dog Cidery Conditional Use Permit** – A request for a 6-month extension of the effective period of approval for a Condition Use Permit to operate a winery (Use Type 6160) located at 625 West 8300 South, near Paradise, in the Agricultural (A10) Zone

Regular Action Items

- 3. Geneva Rock – Newton Pit Conditional Use Permit** - A request to operate a commercial mineral extraction and excavation facility (Use Type 6400) on 157 acres located at approximately 7200 North Highway 23, near Newton, in the Agricultural (A10) Zone with the Mineral Extraction (ME) Overlay.
- 4. Public Hearing (5:45 p.m.) – Esperanza Estates Rezone** – A request to rezone 42 acres located at 3210-3300 West 6800 South, near Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone. A rezone to the RU5 Zone would allow for a maximum potential of 8 buildable lots, whereas the current A10 Zone would allow for a maximum potential of 4 lots.
- 5. Public Hearing (6:00 p.m.) – Graham Addition Rezone** – A request to rezone approximately 125 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone on 2 remainder parcels with split zoning in an existing subdivision located at 11432 North 2300 East, near Richmond.
- 6. Public Hearing (6:15 p.m.) – Ordinance Amendment Request** – A request by an applicant for an Ordinance Amendment proposing to amend §17.10 Development Standards specific to Industrial (I) Zone development standards for agricultural processing facilities, specific to food production. Requested changes include increasing the height limit from 40 feet to 150 feet; allowing a maximum lot coverage of 85% instead of the current 50% maximum; allow zero

setbacks adjoining properties in the Industrial (I) Zone and along a railroad. Additional ordinance amendments related to, but not specified above, may be needed to ensure consistency and clarity throughout the Code, if the amendments are approved.

7. **Public Hearing (6:30 p.m.) Ordinance Change - §17.07.040 General Definitions - Developable Acreage & Sensitive Areas Non-Developable** – A staff request 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. Additional ordinance amendments related to, but not specified above, may be needed to ensure consistency and clarity throughout the Code, if the amendments are approved.

8. **Public Hearing (6:40 p.m.) Ordinance Change – Use Type 1120: Accessory Apartment** – A request to amend the definition and standards associated with accessory apartments to comply with recent changes in State Code and to meet the requirements of the Moderate Income Housing Element of the General Plan. Additional ordinance amendments related to, but not specified above, may be needed to ensure consistency and clarity throughout the Code, if the amendments are approved.

Board Member Reports
Staff reports
Adjourn