

4:45 p.m.

Workshop & light refreshments served in the County Council Conference Room

5:30 p.m.

Call to order

Opening remarks/Pledge – Nate Daug

Review and approval of agenda

Review and approval of the minutes of the 6 July 2023 meeting

5:35 p.m.

Consent Items

1. **Monticello Meadows Subdivision** – A request for a 6-month extension of the effective period of approval for a 3-Lot subdivision with an Agricultural Remainder located at 8156 South 2400 West, near Paradise, in the Agricultural (A10) Zone.

Regular Action Items

2. **Public Hearing (5:35 p.m.) – Mountain Home Rezone** – A request to rezone 32.67 acres located at 13165 North Mountain Home Road, Cove, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone. A rezone to the RU5 Zone would allow for a maximum potential of 6 buildable lots, whereas the current A10 Zone would allow for a maximum potential of 3 lots.
3. **Continued Item - Ordinance Change - §17.07.040 General Definitions - Developable Acreage & Sensitive Areas Non-Developable** – An on-going 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. 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. *Public hearing held 6 July 2023*
4. **Potential Discussion - Ordinance Change – Use Type 1120: Accessory Apartment** – A continuing discussion to amend the definition and standards associated with detached accessory dwelling units. Members of the Fire District will address issues related to public safety in consideration of detached ADUs.
5. **Discussion - SB174 Subdivision Update** – An introduction to recently passed legislation at the state level that will change the subdivision process, requiring updates to the code and a more streamlined review process.

Board Member Reports

Staff reports

Adjourn