



5:00 p.m.

Light refreshments served in the County Council Conference Room for Commission Members

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 8 January 2026 meeting

REVISED

5:35 p.m.

Consent Items

N/A

Regular Action Items

- 1. Public Hearing (5:35PM or soon thereafter) – Shepherd Rezone** – A request to rezone 7.12 acres, located at 601 W. 8100 S., Paradise, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
- 2. Public Hearing (5:50PM or soon thereafter) – Wellsville Safe Storage LLC Rezone** – A request to rezone 8.00 acres, located at 3900 S. Highway 89/91, Wellsville, from the Agricultural (A10) Zone to the Industrial (I) Zone.
- 3. Public Hearing (6:05PM or soon thereafter) – Greenfield Mill Overflow and Office Space Rezone** – A request to rezone 2.89 acres, located at 11611 N. Highway 91, Lewiston, from the Agricultural (A10) Zone to the Industrial (I) Zone.
- 4. SBA UT24138-B Paradise CUP** – A request to create and operate a Telecommunications Facility, Major (Use Type 5700) on a 2,500 square-foot portion of a parcel located at 180 E. 8600 S., Paradise, in the Agricultural (A10) Zone with the Public Infrastructure (PI) Overlay.
- 5. Saddle Ridge Subdivision** – Discussion and possible action on a Memorandum of Understanding that will continue the item indefinitely to allow for a new roadway access to be established for the development. *(Added 4 February 2026)*
- 6. Discussion:** Amending Title 16 and Title 17 – Utah Code 17-27a to 17-79.
- 7. Discussion:** Access and frontage requirements in the Forest Recreation (FR40) Zone.

Board Member Reports

Staff reports

Adjourn