



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 – Val Jay Rigby

Review and approval of agenda

Review and approval of the minutes of the 3 April 2025 meeting

5:35 p.m.

Consent Items

1. **Wyatt Christensen Subdivision 1st Amendment** – A request to amend an existing 1-lot subdivision with an agricultural remainder. The amendment will modify the agricultural remainder by shifting boundary lines with a parcel that is not located within the subdivision. The subdivision is located at 11900 N. 800 E., Cove in the Agricultural (A10) Zone.

Regular Action Items

2. **Public Hearing (5:35PM or soon thereafter) – Funk 160 Acre Richmond Gravel Pit Rezone** – A request to rezone 160.00 acres, located at ~8300 N. Highway 91, near Richmond, from the Agricultural (A10) zone to the Industrial (I) Zone and apply the Mineral Extraction and Excavation (ME) Overlay.
3. **Public Hearing (5:50PM or soon thereafter) – 3 Clustered Homes 15 Acres Ag Rezone** – A request to rezone 18.71 acres, located at ~4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
4. **Public Hearing (6:05PM or soon thereafter) – Stuart Minor Subdivision Amendment No. 1** – A request to amend an existing 1-lot subdivision with an agricultural remainder. The amendment will modify the agricultural remainder by shifting boundary lines with a parcel that is not located within the subdivision. The subdivision is located at 3722 W. 6100 S., Wellsville in the Agricultural (A10) Zone.
 - a. A formal objection to the amendment was received by the Development Services Department. Per Utah Code §17-27a-608(1)(d), should a formal objection be received, the appropriate Land Use Authority shall hold a public hearing.
5. **Sterling Meadows Subdivision** – A request to create a twenty-lot subdivision on 274.12 acres, located at ~7400 S. 4000 W., Wellsville, in the Agricultural (A10) Zone.
6. **Legacy Ranch Estates Subdivision** – A request to create a twenty-lot subdivision on 201.33 acres, located at ~6450 S. 2400 W., Wellsville, in the Agricultural (A10) Zone.
7. **Beaver Creek Loops CUP** – A request to create a Recreational Facility (Use Type 4100) on 93.94 acres located at ~12800 N. Highway 89, Logan Canyon, in the Forest Recreation (FR40) Zone.
8. **FL-150 Gas Line Replacement Project CUP** – A request to create and operate a Utility Facility, Distribution (Use Type 5610) on 43.58 acres, located at ~2808 W. 5000 S., Wellsville, in the Agricultural (A10) Zone.
9. **Discussion: Honey Solar Code Amendment**

Board Member Reports

Staff reports

Adjourn