

BOX ELDER COUNTY PLANNING COMMISSION
REVISED/FINAL AGENDA
MAY 21, 2009

Agenda review with Planning Commissioners at 6:00 p.m.

1. Call to Order 7:00 p.m. (Box Elder County Courtroom)

- a. Roll Call (Commissioners Day, Munns, Tea, Hardy, Larsen, Christensen, and Munns)

2. Approval of Minutes

- a. Approval of Minutes from the April 16, 2009 Planning Commission meeting.

3. PUBLIC HEARINGS

- a. **Ruby Pipeline, LLC**; General Plan Amendment (construction & maintenance of pipeline through State of Utah).
- b. **CUP09-008, Verizon Wireless [TAIC]**, amend the current CUP to replace 100' monopole with 190' lattice tower.
- c. **Site Plan 09-002, Dee's Inc.** for feed lot located at approximately 14950 N Kelton Road in the Park Valley area.
- d. **CUP09-009, American Tower**, amend CUP to replace guyed tower with self support tower.
- e. **Oman 1-lot Subdivision, SS-09-003**, located at approximately 9200 North Etna Rd.
- f. **Michele Green One-Lot Subdivision, SS09-004**, located on parcel 07-058-0006 in the Park Valley area.
- g. **Twin Lakes Subdivision #5, SS09-005** (David Alexander) located at approximately 14130 North HWY 38 in the Collinston area.
- h. **Master Planned Community Zone Ordinance** to allow developers of large parcels, 100 acres or more, to master plan the property for a variety of uses.

4. Unfinished Business

- a. Conditional Use Permit, **CUP09-003, Anderson Livestock Auction**, located at 1151 W 7800 S in South Willard.

5. New Business

- a. **Lease of County surplus property** in the location of the County Landfill (9595W 6800 N in the Corinne area) for agricultural purpose and the temporary storage of construction materials [U.S. Pipeline].
- b. **Lease of County surplus property** for a staging area [U.S. Pipeline] located on parcel 04-68-0016; south of Bear River City
- c. **Ruby Pipeline, LLC**; General Plan Amendment (construction & maintenance of pipeline through State of Utah).
- d. **CUP09-008, Verizon Wireless [TAIC]**, amend current CUP to replace 100' monopole with 190' lattice tower.
- e. **Site Plan 09-002, Dee's Inc.** for feed lot located at approximately 14950 N Kelton

Submitted to the *Box Elder News Journal* and the *Tremonton Leader* for publication on May 15, 2009.

Requests for accommodations or interpretive services must be made three (3) working days prior to this meeting. Please contact the Box Elder County Community Development office at 435-734-3314 or 734-2634 for information or assistance.

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Road in the Park Valley area.

- f. **CUP09-009, American Tower**, amend CUP to replace guyed tower with self support tower.
- g. **Oman 1-lot Subdivision**, SS-09-003, located at approximately 9200 North Etna Rd.
- h. **Michele Green One-Lot Subdivision**, SS09-004, located on parcel 07-058-0006 in the Park Valley area.
- i. **Twin Lakes Subdivision #5**, SS09-005 (David Alexander) located at approximately 14130 North HWY 38 in the Collinston area.
- j. **Master Planned Community Zone Ordinance** for large parcels of 100 acres or more. (Kevin Hamilton)

6. Working Reports

- a. Update on new ordinances; Landfills, excavations, mines, quarries, gravel pits and other similar uses in Box Elder County. (Kevin Hamilton) Set date for Public Hearing(s).
- b. Clarification on language in Land Use Code, Article 3: Zoning Districts (R-1-20 & RR-20), and 2-2-170. Administrative Interpretation. (Tamara Wright) Set date for Public Hearing
- c. Wind Turbine, large scale wind farm operations in Box Elder County; report on field visit 5-15-09 (Tamara Wright).

7. Public Comments

8. Adjourn_____

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