

**BOX ELDER COUNTY PLANNING COMMISSION
PROPOSED AGENDA
JULY 16, 2009**

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

1. **CALL TO ORDER 7:00 p.m. (Box Elder County Commission Chambers)**
 - a. Roll Call (Commissioners Day, Munns, Tea, Hardy, Larsen, Christensen, and Munns)

2. **APPROVAL OF MINUTES**
 - a. Approval of Minutes from the June 18, 2009 Planning Commission meeting.

3. **PUBLIC HEARINGS**
 - a. **Conditional Use Permit CUP09-016**, Tex Couch, reduction of setback requirements in the R-1-20 zone; the Farms Subdivision, South Willard, UT.
 - b. **Conditional Use Permit CUP09-017**, Anthony Richards, to allow private road access as the frontage road requirement in the Beaver Dam area, Box Elder County, UT.
 - c. **Staheli One-Lot Subdivision, SS09-007**, located at approximately 14760 North 4400 West in the West Garland area of Box Elder County, UT.
 - d. **Larson Farm One-Lot Subdivision, SS09-008**, located at approximately 14760 North 4400 in the West Garland area of Box Elder County, UT.
 - e. Text amendments to the *Land Use Management and Development Code* for Box Elder County, UT.
 1. **ARTICLE 1:**
 - ◆General Provisions specifically **Article 1-1-060**. Organization of Code: ~~Section~~
 - E: Types of Regulations, to correct clerical errors within the section.
 - ◆General Provisions specifically **Article 1-3-040**. Definition changes.
 2. **ARTICLE 2:**
 - ◆Administration & Enforcement specifically **Article 2-1-050**. Land Use Authority Section D: Powers and Duties. To clarify language within the section.
 - ◆Administration & Enforcement, specifically **Articles 2-2-100 and 2-2-110**; Conditional Use Permits & Site Plan Review Section C and B respectively. To clarify the authority of the Zoning Administrator in the review process of these applications.
 - ◆Administration & Enforcement specifically **Article 2-2-100**. Conditional Use Permit, Section K: Expiration. To exempt large scale utility projects from the expiration parameter.
 3. **ARTICLE 6:**
 - ◆Subdivisions. To clarify and update the ordinance to current development requirements and Utah State Code requirements.
 - f. Ordinance creating zone to regulate: **“Construction Debris & Municipal Solid Waste”** to be added to the *Box Elder County Land Use Management & Development Code*, resulting in the removal or lessening of these uses as allowed in all other zones.
 - g. Ordinance creating zone to regulate: **“Mining, Quarry, Sand, & Gravel Excavation”** to be added to the *Box Elder County Land Use Management & Development Code*, resulting in the removal or lessening of these uses as allowed in all other zones.

4. **UNFINISHED BUSINESS**

Submitted to the *Box Elder News Journal* and the *Tremonton Leader* for publication on July 10, 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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- a. **Chris Sorensen, Site Plan Review SP09-001**, Site Plan, for the purpose of an agricultural machine shop located at approximately 13675 N 4400 W in the East Garland area.
- b. [Brian Rose] **Valley View Estates Phase II (seven lots), Application SS08-012**, located at approximately 7150 South Highway 89 in the South Willard area. (concept expired)
- c. Ordinance creating zone to regulate: **“Construction Debris & Municipal Solid Waste”** to be added to the *Box Elder County Land Use Management & Development Code*, resulting in the removal or lessening of these uses as allowed in all other zones.
- d. Ordinance creating zone to regulate: **“Mining, Quarry, Sand, & Gravel Excavation”** to be added to the *Box Elder County Land Use Management & Development Code*, resulting in the removal or lessening of these uses as allowed in all other zones
- e. **East Tremonton Ag-Protection property**, remaining [acreage] from the recent annexation of the Brough property into Tremonton City boundaries.

5. NEW BUSINESS

- a. **Conditional Use Permit CUP09-016**, Tex Couch, reduction of setback requirements in the R-1-20 zone; the Farms Subdivision, South Willard, UT.
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1. ARTICLE 1:

- ◆General Provisions specifically **Article 1-1-060**. Organization of Code:Section E: Types of Regulations, to correct clerical errors within the section.
- ◆General Provisions specifically **Article 1-3-040**. Definition changes.

2. ARTICLE 2:

- ◆Administration & Enforcement specifically **Article 2-1-050**. Land Use Authority Section D: Powers and Duties. To clarify language within the section.
- ◆Administration & Enforcement, specifically **Articles 2-2-100 and 2-2-110**; Conditional Use Permits & Site Plan Review Section C and B respectively. To clarify the authority of the Zoning Administrator in the review process of these applications.
- ◆Administration & Enforcement specifically **Article 2-2-100**. Conditional Use Permit, Section K: Expiration. To exempt large scale utility projects from the expiration parameter.

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6. WORKING REPORTS

- a. Update from Bruce Beck, Utah Pyrotechnics, CUP03-009**, located on Parcel 07-001-0014, (Donald E. Scott landowner) southeast of Plymouth.

7. PUBLIC COMMENTS

8. ADJOURN _____