

Chairman Richard Kimber informed the citizens in attendance that there were several public hearings and asked that if anyone had comments that they try to keep them as short and concise as possible.

THOMAS FURMAN ZONE AMENDMENT

This petitioner is interested in installing a wind tower on his property in the Thatcher area in an effort to reduce his power bill. Currently this use is not permitted or allowed in the R-1-20 zone and Mr. Furman feels that the Box Elder County Code is outdated as it does not reflect the current changes in alternative energy sources. The Public Hearing was opened and Charlie Smith addressed the Commissioners saying that in Colorado [that state] requires that 10-20% of its energy come from alternative sources which are renewable. Wind towers can provide a cost effective source of energy and Mr. Smith felt that this would be a good idea to allow such uses in Box Elder County. The hearing was then closed with a motion by **Commissioner Clark Davis**, seconded by **Commissioner Jon Thompson** and was unanimous.

BRETT FUKUI ONE-LOT SUBDIVISION, APPLICATION SS08-020, LOCATED AT APPROXIMATELY 7545 WEST 9600 NORTH, SOUTHWEST OF THE TREMONTON AREA.

Mr. Fukui is petitioning for a one-lot subdivision of approximately .5 acre in the Tremonton area. The property fronts on 9600 North and does not require any dedication of land for a street of other public access. No comments were received during the Public Hearing and a motion was made by **Commissioner Jon Thompson** to close the hearing, seconded by **Commissioner Richard Day** and was unanimous.

ROCKY MOUNTAIN POWER & PROCTER & GAMBLE SUBDIVISION, APPLICATION SS08-019, LOCATED ON THE PROCTER & GAMBLE SITE; APPROXIMATELY 4.65 ACRES ON THE IOWA STRING ROAD.

Rocky Mountain Power is requesting that a one-lot, 4.65 acre subdivision be created at the Procter & Gamble Site for the purpose of housing a new substation to facilitate the P & G plant. This is not a residential subdivision. No comments were received and a motion was made by **Commissioner Chad Munns** to close the hearing, seconded by **Commissioner Richard Day** and was unanimous.

ROCKY MOUNTAIN POWER CONDITIONAL USE PERMIT, APPLICATION CUP08-008; SUBSTATION AT THE PROCTER & GAMBLE SITE ON THE IOWA STRING ROAD.

This Conditional Use Permit from Rocky Mountain Power is to allow for the power transmission line from the existing substation located at 6400 North and Wakegan Road to the subdivision being created at the Procter and Gamble site. No comments were received during the public hearing and a motion was made by **Commissioner David Tea** to close the hearing, seconded by **Commissioner Jon Thompson** and passed unanimously.

WAKEGAN PROJECT CONDITIONAL USE PERMIT, APPLICATION CUP08-010, FOR WATER AND SEWER LINE PROJECT FROM BRIGHAM CITY LINE TO 2400 WEST AND MEANDERING UP TO 4800 NORTH TO WAKEGAN ROAD AT THE PROCTER & GAMBLE SITE ON IOWA STRING ROAD.

This petition from Brigham City Corp is for right-of-ways across private lands in the Corinne and Bear River areas of unincorporated Box Elder County. The project is for the water and sewer line that will connect with the existing Brigham City lines located at approximately 600 North and Watery Lane. The line will run from the Brigham City site to 2400 West and meander up to 4800 North to Wakegan Road at the Procter & Gamble plant site. The Public Hearing was opened and a comment was received from

Mr. Morris Clausen stating that he did not feel that the appraisals that were done on the properties where this line is proposed were fair. He also felt that the land was being condemned in order to accommodate this project and that eminent domain was being used unjustly. **Chairman Richard Kimber** stated that eminent domain was not being used by the Box Elder Planning Commission; they were only acting upon a petition from Brigham City Corp for a CUP in order for this line to cross private properties and to place any conditions on the permit that would have to be followed by Brigham City. **Commissioner Clark Davis** directed County Community Development Director, Kevin Hamilton to furnish the information regarding the State Ombudsman to Mr. Clausen to further discuss his concerns regarding [his] property where this utility line is proposed. Mr. Blake Fonesbeck, Brigham City Corp, then stood and said that information had already been given to Mr. Clausen by personnel at Brigham City. Russell Mills also voiced concern that this utility line was specifically for the Procter & Gamble plant and asked if it would open up the possibility of other utilities using this right-of-way in the future for other projects. The response was that this line would only be for the water and sewer lines to the P & G Plant site and no other [future] utilities would follow the same path and local citizens would not be hooking into either of these lines. The hearing was then closed by a motion from **Commissioner David Tea** and seconded by **Commissioner Jon Thompson**, passing unanimously.

COMMON CONSENT

BRETT FUKUI ONE-LOT SUBDIVISION, APPLICATION SS08-020, LOCATED AT APPROXIMATELY 7545 WEST 9600 NORTH IN THE TREMONTON AREA.

This one-lot subdivision was approved with the following motion.

MOTION: A Motion was made by **Commissioner Clark Davis** to grant concept/preliminary/final approval for the Brett Fukui one-lot subdivision with the conditions for approval as set by Staff. Motion seconded by **Commissioner Jon Thompson** and passed unanimously.

CONDITIONS FOR APPROVAL:

1. Conditions, requirements and recommendations of culinary water provider: Where no culinary water system is available the letter shall come from the state or local agency having jurisdiction to approve the new well or water system. The developer is required to comply with all the requirements and recommendations of the culinary water provider and/or state/local approving authority prior to the recording of the subdivision, unless a financial guarantee to cover the costs of installing the required and recommended improvements has been approved by the County Commission.

2. Conditions, requirements and recommendations of wastewater treatment provider: Where no wastewater treatment system is available the letter shall come from the state or local agency having jurisdiction to approve the new wastewater treatment system. The developer is required to comply with all the requirements and recommendations of the wastewater treatment provider and/or state/local approving authority prior to the recording of the subdivision, unless a financial guarantee to cover the costs of the required and recommended improvements has been approved by the County Commission.

3. Conditions, requirements and recommendations of Box Elder County Fire Marshal: The developer is required to comply with all the requirements and recommendations of the county fire marshal prior to the recording of the subdivision, unless a financial guarantee to cover the costs of installing the required and recommended improvements has been approved by the County Commission. **The developer must have the fire department send the County Planner a letter specifying their recommendations and requirements have been met.**

4. Conditions, requirements and recommendations of the County's Engineer: The developer is required to comply with all the requirements and recommendations of the county's engineer prior to the recording of the subdivision, unless a financial guarantee to cover the costs of installing the required and recommended improvements has been approved by the County Commission. **The developer must have the County Engineer send the County Planner a letter specifying their recommendations and requirements have been met.**

a. **See attached memorandum from Jones & Associates for complete list.**

5. Conditions, requirements and recommendations of the County Building Department: The developer is required to comply with all the requirements and recommendations of the county building department prior to the recording of the subdivision. **The developer must have the building department send the County Planner a letter specifying their recommendations and requirements have been met.**

6. Conditions, requirements and recommendations of the County Road Department: The developer is required to comply with all the requirements and recommendations of the county road department prior to the recording of the subdivision. **The developer must have the road department send the County Planner a letter specifying their recommendations and requirements have been met.**

a. **The culvert must be able to handle the existing irrigation, which needs a 24" pipe at least 30' long.**

7. Letters of approval from gas, electric, and/or other utility providers.

8. Rural road improvement agreement.

9. Compliance with all state and county subdivision regulations for which a specific variance has not been granted.

10. Financial guarantee for all required improvements not installed prior to recording of the subdivision.

UNFINISHED BUSINESS

THOMAS FURMAN ZONE AMENDMENT FOR WIND TOWER IN THE R-1-20 ZONE

Staff's analysis of this petition was that it is consistent with the goals, objectives and policies of the County's General Plan and recommended approval. There was some discussion regarding the minimum size of a lot for a wind tower. The petitioner said that the standard around the country seemed to be 20,000 square feet or half acre. **Commissioner Clark Davis** felt that the size should be at least 1.5 acre as there was concern that the lot needed to be large enough that in the case of the tower falling, it would be contained on the landowner's property. **Commissioner Chad Munns** felt that if [property] setbacks were taken into consideration in granting a CUP for a wind tower the height of the pole could be determined by the size of the lot. Mr. Furman told the Commissioners that if the tower was engineered and built right and installed correctly on a proper concrete foundation, there should not be a concern of it falling. However, in this case, the petitioner's lot is approximately 1.96 acre and that would accommodate the size of tower he was requesting (70 foot). After the discussion the following motion was made for the approval of the proposed amendment to the R-1-20 section to allow wind towers as a conditional use with the minimum lot size set at one and one half acre (1.5).

MOTION: A Motion was made by **Commissioner David Tea** to recommend to the Box Elder County

Commission the approval of an amendment to the R-1-20 section of the Land Use Management & Development Code as outlined by Staff [with the minimum acreage being 1.5 acre]. Motion seconded by **Commissioner Clark Davis** and passed unanimous. (**Commissioner Chad Munns** again said that he did not feel that the size of the lot, whether one acre or one and a half acre was relevant). **Staff's conditions for approval included:**

- Lot size – at least 1 acre
- Tower height – shall not be more than 70' or set back from the property line the distance equal to the height of tower
- Clearance of Blades - shall not extend within 20' of ground
- Setbacks – meet the zone requirements
- Automatic Over speed Controls – equipped with manual (electronic or mechanical) and automatic speed controls to limit blade rotation speed to meet design limits of residential wind energy system.
- Sound – shall not exceed 60 DBA
- Must be a certified residential wind turbine, or submit a description of the safety features of the turbine prepared by a registered mechanical engineer.
- Compliance with building code, FAA regulations, National Electric Code
- Utility Notification

ROCKY MOUNTAIN POWER AMENDMENT TO THE COUNTY GENERAL PLAN ESTABLISHING A POWER LINE CORRIDOR FROM THE IDAHO BORDER NEAR PORTAGE, UTAH TO THE BEN LOMOND SUBSTATION IN THE SOUTH WILLARD AREA OF BOX ELDER COUNTY.

ROCKY MOUNTAIN POWER CONDITIONAL USE PERMIT, CUP08-006, FOR THE POPULUS TO BEN LOMOND 345Kv TRANSMISSION LINE PROJECT.

This petition from RMP was tabled at the last meeting on July 17, 2008 after which time the Planning Commissioners were able to tour the proposed corridor. RMP has shown some changes in this proposed line, moving it further east and following the canal in the South Willard area and not in the back yards of many of the homes in that area. RMP is still working with one individual at the Tremonton airport site to negotiate using that property instead of having to acquire land from homeowners; however RMP is willing to purchase the property if the homeowners are willing to sell and relocate to accommodate this power line. In the Garland/Tremonton area the line currently crosses I-15 from the east side to the west. If the line were moved even further west it would be a significant increase in the cost and if the County were to insist on the relocation, the cost difference would be borne by the local governments, and **Commissioner Clark Davis** said that because of this RMP needed to go the least cost option as the County did not have it in its budget to cover the additional cost that could be as much as 3.5 million dollars. Mr. Steve Rush said that they were hopeful that an agreement would be reached within the next couple of weeks. The Planning Commission said that they were pleased with the changes in the corridor thus far and hoped that further agreements could be reached. Kevin Hamilton, Director of Community Development, had some pictures of various power lines in the Weber County area that would be similar to those proposed for Box Elder County and presented those to the audience. Michael Doyle, EPG, said that the pictures shown were of poles that were shorter than those proposed for the Box Elder County project where 120 foot poles would be used. **Commissioner Chad Munns** asked when the 120 day deadline would end, at which time if an agreement had not been reached between RMP and the local

governments and residents the decision [could] revert back to the State of Utah for action. Mr. Kevin Hamilton then read the following into the official record regarding this petition:

54-14-201. Conditions on siting of facilities by local governments – Payment of actual excess costs.

If otherwise authorized by law, a local government may require or condition the construction of a facility in any manner if:

- (1) The requirements or conditions do not impair the ability of the public utility to provide safe, reliable, and adequate service to its customers; and
- (2) The local government pays for the actual excess cost resulting from the requirements or conditions, except:
 - a. Any actual excess costs that the public utility collects from its customers pursuant to an order, rule, or regulation of the commission; or
 - b. Any portion of the actual excess costs that the board requires to be borne by the public utility.

54-14-303. Actions or disputes for which board review may be sought.

A local government or public utility may seek review by the board, if:

- (1) A local government has imposed requirements on the construction of a facility that result in estimated excess costs without entering into an agreement with the public utility to pay for the actual excess cost, except any actual excess costs specified in Subsection **54-14-201** (2) (a) or (2) (b), at least 30 days before the date construction of the facility should commence in order to avoid significant risk of impairment of safe, reliable, and adequate service to customers of the public utility;
- (2) There is a dispute regarding:
 - a. The estimated excess cost or standard cost of a facility;
 - b. When construction of a facility should commence in order to avoid significant risk of impairment of safe, reliable, and adequate service to customers of the public utility; or
 - c. Whether the public utility has sought a permit, authorization, approval, exception, or waiver with respect to a facility sufficiently in advance of the date construction should commence, based upon reasonably foreseeable conditions, to allow the local government reasonable time to pay for any estimated excess cost;
- (3) A local government has required construction of a facility in a manner that will not permit the utility to provide service to its customers in a safe, reliable, adequate, or efficient manner;
- (4) A local government has prohibited construction of a facility which is needed to provide safe, reliable, adequate, and efficient service to the customers of the public utility;
- (5) A local government has not made a final decision on the public utility's application for a permit, authorization, approval, exception, or waiver with respect to a facility within 120 days of the date the public utility applied to the local government for the permit, authorization, approval, exception, or waiver;
- (6) A facility is located or proposed to be located in more than one local government jurisdiction and the decisions of the local governments regarding the facility are inconsistent; or
- (7) A facility is proposed to be located within a local government jurisdiction to serve customers exclusively outside the jurisdiction of the local government and there is a dispute regarding the apportionment of the actual excess cost of the facility between the local government and the public utility.

Chairman Richard Kimber then said that he felt it was important that the Planning Commission proceed with its recommendation to the County Commission and the following motion was made.

MOTION: A Motion was made by **Commissioner David Tea** stating that inasmuch as there is a thirty day time constraint and in order to allow the County Commissioners sufficient time to act on the recommendation of the Planning Commission, and inasmuch as Rocky Mountain Power has responded favorably to two of the requests and is in negotiations with the third request, that this Planning Commission recommend to the County Commission the approval of the General Plan Amendment and the Conditional Use Permit [for a large scale utility line] as proposed by RMP and recommend that RMP strongly pursue the Pierce alternative. Seconded by **Commissioner Richard Day** and passed unanimously with **Commissioner Clark Davis** abstaining from the vote.

Kevin Hamilton informed those present that a public hearing would also be held at the County Commission level regarding this petition and **Commissioner Clark Davis** also suggested that all of the Staff's conditions for approval be included as follows:

CONDITIONS FOR APPROVAL:

1. Compliance with Chapter 4-2 (Sensitive Area Overlay) of the Box Elder County Land Use Management & Development Code.
2. Compliance with Chapter 4-8 (Landfill & Land Excavation Overlay) of the Box Elder County Land Use Management & Development Code.
3. Coordination with the County's Engineer in identifying areas along the route that are subject to conditions 1 and 2.
4. Towers are to be made of self-weathering steel to decrease their visual impact.
5. Rocky Mountain Power continues to attempt to mitigate negative impacts in other areas identified by the Planning Commission.

NEW BUSINESS

RMP & P&G SUBDIVISION, SS08-019, APPROXIMATELY 4.65 ACRES LOCATED ON THE PROCTER & GAMBLE SITE ON THE IOWA STRING ROAD.

This one-lot subdivision of 4.65 acres will be located on the Procter and Gamble site and will not be for residential purposes. Approval was recommended with Staff's conditions.

MOTION: A Motion was made by **Commissioner Chad Munns** to approve the RMP/P&G One-Lot Subdivision of 4.65 acres located on the Procter & Gamble site on the Iowa String Road with the conditions as outlined by Staff. Motion seconded by **Commissioner Richard Day** and passed unanimously.

CONDITIONS FOR APPROVAL:

1. Conditions, requirements and recommendations of culinary water provider: Where no culinary water system is available the letter shall come from the state or local agency having jurisdiction to approve the new well or water system. The developer is required to comply with all the requirements and recommendations of the culinary water provider and/or state/local approving authority prior to the recording of the subdivision, unless a financial guarantee to cover the costs of installing the required and recommended improvements has been approved by the County Commission.
2. Conditions, requirements and recommendations of wastewater treatment provider: Where no wastewater treatment system is available the letter shall come from the state or local agency having jurisdiction to approve the new wastewater treatment system. The developer is required to comply with all the requirements and recommendations of the wastewater treatment provider

and/or state/local approving authority prior to the recording of the subdivision, unless a financial guarantee to cover the costs of the required and recommended improvements has been approved by the County Commission.

3. Conditions, requirements and recommendations of Box Elder County Fire Marshal: The developer is required to comply with all the requirements and recommendations of the county fire marshal prior to the recording of the subdivision, unless a financial guarantee to cover the costs of installing the required and recommended improvements has been approved by the County Commission. **The developer must have the fire department send the County Planner a letter specifying their recommendations and requirements have been met.**

4. Conditions, requirements and recommendations of the County's Engineer: The developer is required to comply with all the requirements and recommendations of the county's engineer prior to the recording of the subdivision, unless a financial guarantee to cover the costs of installing the required and recommended improvements has been approved by the County Commission. **The developer must have the County Engineer send the County Planner a letter specifying their recommendations and requirements have been met.**

- a. **A lot address must be shown on the final plat.**
- b. **The proposed lot needs a restricted "R" designation with a note on the plat that this lot is restricted to non-residential purposes only.**
- c. **The Engineer's Certificate can be removed.**
- d. **The approval block for the Bear River health Department may not be needed as there will be no water and sewer systems for this lot.**
- e. **It would be helpful if the "remainder parcel" could be shown on the final plat. Perhaps a small insert type map could be provided showing the full boundaries of the remaining parcel.**

5. Conditions, requirements and recommendations of the County Building Department: The developer is required to comply with all the requirements and recommendations of the county building department prior to the recording of the subdivision. **The developer must have the building department send the County Planner a letter specifying their recommendations and requirements have been met.**

- a. **An emergency Vehicle Turnaround needs to be shown on the final plat – meeting the standards for an emergency vehicle.**

6. Conditions, requirements and recommendations of the County Road Department: The developer is required to comply with all the requirements and recommendations of the county road department prior to the recording of the subdivision. **The developer must have the road department send the County Planner a letter specifying their recommendations and requirements have been met.**

- a. **The substation transmission lines must be right on the edge of our 66' right-of-way**
- b. **Winter Maintenance will end at Wakegan Road**
- c. **If Wakegan Road needs to be improved and widened where the Rail Road access is, the applicant will need to file an excavation permit with plans and specification on the improvement.**

7. Letters of approval from gas, electric, and/or other utility providers.

8. Rural road improvement agreement.

9. Compliance with all state and county subdivision regulations for which a specific variance has not been granted.
10. Financial guarantee for all required improvements not installed prior to recording of the subdivision.

RMP & P&G, CONDITIONAL USE PERMIT, CUP08-008, FOR A TRANSMISSION AND SUBSTATION AT THE PROCTER & GAMBLE SITE ON THE IOWA STRING ROAD.

This Conditional Use Permit will permit a transmission line and substation to facilitate services to the Procter & Gamble Plant site on the newly created 4.65 acre subdivision. Rocky Mountain proposes to connect into an existing 138kV line at the intersection of 6400 North and Wakegan Road and install a new 138kV corridor into the substation to be located in the subdivision. From the substation, RMP will distribute a line that will connect into a P&G switch house where the power will then be sent out to the plant. Approval was recommended with conditions as set by Staff.

MOTION: A Motion was made by **Commissioner Jon Thompson** to recommend to the County Commission that approval be granted for the Rocky Mountain Power Conditional Use Permit for a transmission and substation to furnish power to the P&G site on the Iowa String Road. Conditions for approval as outlined by Staff were included in the Motion; seconded by **Commissioner Richard Day** and passed unanimously.

CONDITIONS FOR APPROVAL:

1. Reclamation of disturbed land
2. The Substation transmission lines must be right on the edge of Box Elder County's 66' right-of-way.

A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this Code or any other Code of the Box Elder County Code and other applicable provisions of the Box Elder County Code.

In accordance with Article 2-2-100 H,

1. A conditional use permit may be transferred so long as the use conducted there under conforms to the terms of the permit.
2. Unless otherwise specified by the Planning Commission and subject to the provision relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land so long as the use continues.

WAKEGAN PROJECT, CONDITIONAL USE PERMIT, CUP08-010, WATER AND SEWER LINE PROJECT (BRIGHAM CITY) TO THE PROCTER & GAMBLE SITE ON THE IOWA STRING ROAD.

Blake Foncesbeck from Brigham City Corp addressed the Commission regarding this petition stating that this project will supply a water and sewer line to the Procter & Gamble site west of the Corinne area. A route through the Corinne area was looked at, but because of the required ten foot distance that is necessary between water and sewer lines, and as Corinne has its own water and sewer lines, that option was not possible. Therefore, this other route through right-of-ways on private property was decided upon. There are seven landowners for the nine parcels of land that the line will cover and all of the landowners except one have granted a right-of-way. The City feels that all of the landowners have been treated equally as three times the appraised value was offered. Brigham City is now asking for a Conditional Use Permit from the County as this line will go through lands that are in unincorporated Box Elder County. The lines will be six feet deep and there will be air valves located at the fence lines for access and maintenance. Also, no permanent structures can be built on the easements of these

properties. The time-line for having this line in place is January 31, 2009 and it is necessary to have the work completed at least a month in advance in order to clean it out properly. This line will also go ten feet under the Bear River and I-15 with a 30" casing to house the line under the river and freeway. At the conclusion of Mr. Fonnesbeck's comments approval was recommended with the conditions as set by Staff.

MOTION: A Motion was made by **Commissioner Jon Thompson** to recommend to the County Commission the approval of the Conditional Use Permit for the Wakegan Project (water and sewer lines) with the conditions as outlined by Staff. Motion seconded by **Commissioner Richard Day** and passed with **Commissioner Clark Davis** abstaining from the vote.

CONDITIONS FOR APPROVAL:

1. Compliance with Chapter 4-2 (Sensitive Area Overlay) of the Box Elder County Land Use Management & Development Code.
2. Compliance with Chapter 4-8 (Landfill & Land Excavation Overlay) of the Box Elder County Land Use Management & Development Code.
3. Coordination with the County's Engineer in identifying areas along the route that is subject to conditions 1 and 2.
4. The City is to restore properties to their pre-pipeline state.
5. The City is to obtain easements from all property owners under whose land the pipelines will cross.

HIGH COUNTRY ESTATES, ALTON VEIBELL EXTENSION REQUEST

Mr. Alton Veibell had written a letter requesting an extension on the High Country Estate Subdivision which was given Final Approval November 30, 2006 as the petitioner has had some unfortunate issue with a buyer of the subdivision and the plat had never been recorded within the necessary timeframe. The letter from Mr. Veibell is attached to the official Minutes. Kevin Hamilton recommended an extension of six months at this time as the petitioner is currently working with another possible buyer.

MOTION: A Motion was made by **Commissioner Clark Davis** to grant a six month extension to the High County Estates Subdivision (until March 1, 2009); seconded by **Commissioner David Tea** and passed unanimously.

WORKING REPORTS

Staff explained that Mr. Dave Olive and Mr. Mike Watts from the Shoshone Renaissance LLC were requesting that a special meeting of the Box Elder Planning Commission be held on September 11, 2008 in order to hear their petition for a Conditional Use Permit "*for the purpose of investigating, exploring, prospecting, drilling for, reworking existing wells and producing, and putting to use 'geothermal resources'*". Staff then said that a special meeting may not be an option as there is a ten day [publication] notice of a public hearing and the local newspapers would not have sufficient time to publish the information. The deadline for the *Ogden Standard Examiner* was at least three business days before the publication and that too was not allowing enough time for the publication. However, Mr. Olive said that he would be willing to meet with the Standard Examiner to see if they would accommodate this special publication. Mr. Olive further explained that the reason for this request is that the contractors that will be doing the drilling are available starting September 15, 2008 and each day that they are not able to drill would incur a cost of approximately \$40,000 [per day]. **Chairman Richard**

Kimber directed the Planning Staff to work with the petitioner in writing a public hearing notice and if Mr. Olive could get the notice published then a special meeting would be held on September 11, 2008. The regular meeting would also take place on September 18, 2008 [one week later].

Kevin Hamilton informed that Commissioners that the various General Plan Amendment for the South Willard and for the non-conforming lot sizes in the A-20 zone was adopted by the County Commissioners as Ordinances # 301, 302, and 303 as well as Resolution #08-15; however there is a fifteen (15) days period before the ordinances and resolution will actually go into effect. **Commissioner Richard Day** then asked about the status of the county fencing ordinance as he hoped that the recommendation from the Planning Commission could be forwarded to the County Commission soon.

PUBLIC COMMENTS -- NONE

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Commissioner Richard Day made a motion to adjourn the Planning Commission meeting at 8:37 p.m.

Passed and adopted in regular session this 18th day of September 2008

Richard Kimber, Chairman
Box Elder County
Planning Commission