

APRIL LARSEN ONE-LOT SUBDIVISION, SS08-023, LOCATED ON SEC 27, T13N R13W IN THE PARK VALLEY AREA.

The petitioner is requesting a one lot development breaking off one acre from the total 153 acres in the Park Valley area. No comments were received during the hearing and a motion was made by Commissioner Clark Davis to close the Public Hearing, seconded by Commissioner David Tea and was unanimous.

TRACIE BAILEY (SOUTH CHERRYWOOD ESTATES) LOT 2 AMENDMENT, SS08-024, IN THE SOUTH WILLARD AREA.

The petitioner had met with the Planning Commission in February 2007 to have lot 2 of this subdivision divided to create parcel A and parcel B. However, since the division was done through a quit claim and was not recorded it was necessary for this item to return to the Commission for approval. No comments were received during the hearing and a motion was made by Commissioner Chad Munns to close the Public Hearing, seconded by Commissioner Richard Day and was unanimous.

BINGHAM FAMILY PROPERTIES, ORDINANCE AMENDMENT, SS08-026, LOCATED IN THE COLLINSTON AREA.

Commissioner Richard Kimber addressed this petition by stating that at this point the Planning Commission was not well enough informed to act upon this request for amending the Land Use Code to allow for large wind turbines in the RR-2 and MFP zones of the county. Therefore, until further study had been done regarding this proposal, a Public Hearing would not be held at this time. The Commission felt that they all needed to be better informed before moving forward. A Motion was then made by Commissioner Jon Thompson to not hold the Public Hearing, seconded by Commissioner Clark Davis and was unanimous.

ROCKY POINT STORAGE UNITS (29 CONDOMINIUM UNITS) SS08-028, LOCATED IN THE SOUTH WILLARD AREA.

This petition was for Phase One of the Rocky Point Storage [condominium] units. No comments were received and a motion was made by Commissioner Clark Davis to close the Public Hearing, seconded by Commissioner Richard Day and was unanimous.

BOX ELDER SCHOOL DISTRICT, SS08-027, LOCATED AT APROXIMATELY 900 WEST 8300 SOUTH IN THE SOUTH WILLARD AREA.

The Box Elder School District was requesting concept approval for a location of a new elementary school to be located in the South Willard area of the county west of the new LDS Stake Center in that area. Realty agent Jeff Packer said that the area is approximately 14 acres located at 900 West 8300 South. No comments were received and a Motion was made by Commissioner Jon Thompson to close the Public Hearing, seconded by Commissioner Chad Munns and was unanimous.

WEST LITTLE MOUNTAIN SIX-LOT SUBDIVISION [NON-RESIDENTIAL] SS08-027, LOCATED ON PARCEL 04-004-0027.

This petition to create six lots as non-residential is for the purpose of allowing Precision Rock Quarry to purchase the [individual] lots to be used for the mine the rocks and gravel. Precision Rock was granted their request for a CUP at the October 16, 2008 meeting of the Planning Commission.

No comments were received during the Public Hearing and a Motion was made by **Commissioner Clark Davis** to close the hearing, seconded by **Commissioner David Tea** and was unanimous.

GARY CHRISTENSEN ONE-LOT SUBDIVISION, SS08-030, LOCATED AT APPROXIMATELY 12000 NORTH 10800 WEST IN THE BOTHWELL AREA.

This petition was to break off five acres where an existing home and five sheds are located on property held in the Emerene C. Anderson Trust, with the intention of selling those five acres. The total acreage is 157.48 and the area is currently zoned RR-5; this request meets those requirements. No comments were received during the Public Hearing and a Motion was made by **Commissioner Richard Day** to close the hearing, seconded by **Commissioner David Tea** and was unanimous.

EAST CORINNE COMMUNITY RE-ZONE PETITION

This area east of Corinne was being considered for re-zone from the current A-20 (20 acre agricultural) to RR-20 (20,000 square foot residential lots). Comments during the Public Hearing included:

Dewayne Julander asked for clarification regarding the location of the re-zone and where his property was located within the re-zone. Some of his property has already been re-zoned to RR-2 and there are also wetlands included with his property that would not be suitable for development at this time.

Dave Forsgren asked about any proposed developments or industry that was being proposed for areas south of the WalMart Distribution Center. He was told that area is already zoned RR-20 and there are not current proposals for that area at this time.

Bret Craynor has property on the west end of Forest Street at 3000 west and asked how this re-zone would affect his property. This area is included in the proposed ½ acre zone, but there are also some sensitive areas there also.

Dee Hardy explained that he was a member of that West Corinne Community Planning Committee when it was originally formed in 2004 but before the conclusion of that re-zone he left the country. While on that committee he had said that this area east of Corinne should not be zoned, but upon returning home discovered that this area had been zoned as A-20 and that would make it difficult for any landowners to sell [or deed] a small portion to anyone for the purpose of building a home. He also felt that once people were required to purchase 20 acres in order to build a home it would make it that much more difficult in the future to request a re-zone. Mr. Hardy also said that when the final re-zone was noticed for the West Corinne area, many on the east side of Corinne did not realize that their property was also included in this action. Therefore, many of those residents had initiated this action to begin re-zoning the area east of Corinne (this area had been included in the original plan for future consideration as indicated on Map B shown during the Public Hearing and attached to these Minutes).

Lee Johnson said that he has a farm located in the area that has a home located on the property which is about 40 acres and is long and narrow. This re-zone would benefit him in that he would be able to sell the home with little acreage and continue to farm the remainder.

It was also asked how the sensitive areas were determined, and Kevin Hamilton stated that as he was not with the County at the time of the original re-zoning of this area he surmised that engineers had been consulted in regards to determining the wetlands/sensitive areas. Most of these areas seemed to follow the location of the Bear River and there were also variations in the elevation of the land.

At the conclusion of the public comments a Motion was made by **Commissioner Jon Thompson** to close the Public Hearing, seconded by **Commissioner Chad Munns** and was unanimous.

The Public Hearings were closed at 7:43p.m.

COMMON CONSENT-- NONE

UNFINISHED BUSINESS -- NONE

NEW BUSINESS

APRIL LARSEN ONE-LOT SUBDIVISION, SS08-023, LOCATED ON SEC 27, T13N R13W (PARCEL 07-105-0003) IN PARK VALLEY.

Staff explained that this petition is still lacking several items, i.e. a notarized letter from the property owner, proof of utilities for the area, and letters from the county engineer and the building and fire inspector. This subdivision fronts on a county road, however 33 feet of 5400 West will need to be dedicated to the county. Staff recommended granting concept approval for this petition with preliminary and final to be considered together once all of the conditions for approval have been met by the petitioner(s).

MOTION: A Motion was made by **Commissioner Clark Davis** to grant concept approval for the April Larsen One-Lot Subdivision in the Park Valley area, seconded by **Commissioner David Tea** and passed unanimously. Conditions of approval by Staff are as follows:

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.**
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.**
7. Letters of approval from gas, electric, and/or other utility providers.
8. Rural road/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.

TRACIE BAILEY (SOUTH CHERRYWOOD ESTATES) LOT 2 AMENDMENT, SS08-024, IN THE SOUTH WILLARD AREA.

The petitioner was requesting concept/preliminary/final approval to amend Lot 2 of the South Cherrywood Estates Subdivision located in the South Willard area where the current zone is R-1-20. The purpose of the amendment was to split lot 2 into Parcel A and Parcel B and create a new building lot. The existing home would be accessed via a flag lot on the south side of the property. Upon discussion the planning commission pointed out that the South Cherrywood Subdivision and Vista View Subdivision were adjoining and that the catch basin on the Vista View Subdivision had never been completed and it was to receive drainage from both of these subdivisions. Tracie Bailey did not believe that this matter was relevant to the splitting of Lot 2, that both Cherrywood and Vista View were recorded subdivisions and that she had been misinformed in 2007 when this request to split Lot 2 first came to the Planning Commission. The petitioners also said that they felt that they were doing what was requested of them and were still meeting with obstacles. In regards to the catch basin, Kirk Bailey said that he would complete the necessary work within the next month if that would help with getting approval for this request to divide Lot 2. Staff also said that there is an existing shed on Parcel A and that 10 feet of the road for the flag lot would need to be given in order to meet the side lot setback requirements. However losing these ten feet would then reduce the width of the [flag] road from the thirty feet down to twenty feet and it would no longer meet the requirements of the Code. It was then suggested by the commissioners that the flag road be moved

from the south side of the property to the north side thus eliminating the setback requirements regarding the shed. After discussing this possible solution, Commissioner Richard Kimber said that if the petitioners agreed to have the flag road moved to the north side of the property and if Mr. Bailey were able to complete the necessary work regarding the catch basin that is to service these two subdivisions within the next 30 days, he would support that decision. Kevin Hamilton also said that it would probably take two-three weeks before this petition would be presented to the County Commission for their approval also allowing the petitioner time to work on the catch basin.

MOTION: A Motion was made by **Commissioner Jon Thompson** to grant approval for the Amendment to the South Cherrywood Estates Subdivision Lot 2 creating Parcel A and Parcel B; moving the flag road to the north side of the property, and having the work finished on the catch basin located in the Vista View Estates Subdivision, as this basin services both South Cherrywood and Vista View Subdivisions, along with any other conditions as set by Staff. Motion seconded by **Commissioner David Tea** 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.**

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.**

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

8. Rural road/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.

BINGHAM FAMILY PROPERTIES, ORDINANCE AMENDMENT, SS08-026, LOCATED IN THE COLLINSTON AREA. (ORDINANCE TO ALLOW WIND TURBINES IN THE RR-2 ZONE AND MFP ZONE.)

This petition was tabled during the Public Hearing portion of the meeting and no further action was taken at this time.

ROCKY POINT STORAGE UNITS (29 CONDOMINIUM UNITS) SS08-028, LOCATED IN THE SOUTH WILLARD AREA.

The petitioner was requesting concept/preliminary/final approval for this Phase I of the Rocky Point [Condominium] Storage Units located in the South Willard area. The overall project will be built in two phases on the two acre parcel. Staff explained that there are still some items missing from the file, i.e. plans for future office with restrooms if planned, a conceptual plat showing the full development of the storage units, metes and bounds around the buildings, parcel numbers assigned as well as any remaining parcel, any flood zone designation and non-residential lot added to the plat. Staff recommended granting concept/preliminary/final approval to Phase I of this project.

MOTION: A Motion was made by **Commissioner Richard Day** to grant concept/preliminary/final approval for Phase I of the Rocky Point Storage Units with conditions 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.**
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.**
7. Compliance with all state and county subdivision regulations for which a specific variance has not been granted.
8. Financial guarantee for all required improvements not installed prior to recording of the subdivision.

BOX ELDER SCHOOL DISTRICT, SS08-027, LOCATED AT APPROXIMATELY 900 WEST 8300 SOUTH IN THE SOUTH WILLARD AREA.

The Box Elder School District was requesting concept approval for a subdivision to create a single lot development to house a new elementary school located in the South Willard area. Jeff Packer, Mike Kelly and Jim Christensen were present at the meeting and talked with the Commissioners

regarding this proposal. They said that they were aware of the process that needed to be followed in granting approval, but are also anxious to be able to move forward with this development. Staff explained that there needs to be an engineer's [drawing] plat submitted for consideration and once that is done this proposal could be considered for preliminary and final approval at a future meeting. The petitioners said that they would be able to submit the necessary drawings in December in time to meet the deadline for the January 2009 planning commission meeting. Staff will meet with the petitioners to outline what needs to be submitted to complete this application.

MOTION: A Motion was made by **Commissioner Clark Davis** to accept the concept plan for the Box Elder School District one-lot subdivision and inform the petitioners to submit the other necessary items [as outlined by Staff] to be complete the application and return for preliminary and final approval in January. 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.**

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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.**

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

8. Rural road/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.

WEST LITTLE MOUNTAIN SUBDIVISION SIX-LOTS, SS08-029 (NON-BUILDABLE), LOCATED ON PARCEL 04-004-0027.

This six-lot non-buildable subdivision is for the purpose of mining rocks and gravel from the area. Precision Rock Quarry will be purchasing the property from Joel Ferry in stages as they proceed with the gravel operation. **Commissioner Chad Munns** asked why the six lots were being requested and Mr. Ferry said that it will eliminate the need to return in the future for each individual lot as the gravel operation progresses. As this is a non-residential subdivision no proof of utilities is needed, nor road improvements. However, due to the possibility of wildfires, a letter from the county fire marshal is needed.

MOTION: A Motion was made by **Commissioner Jon Thompson** to approval the West Little Mountain Six-Lot Subdivision with conditions as outlined by Staff. Motion seconded by **Commissioner Richard Day** and passed unanimously.

Conditions for Approval:

1. 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.**
2. 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.**
3. 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.**

4. 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.**

5. Rural road/road improvement agreement.

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

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

GARY CHRISTENSEN SUBDIVISION ONE-LOT, SS08-030, LOCATED AT APPROXIMATELY 12000 NORTH 10800 WEST IN THE BOTHWELL AREA.

The petitioner was requesting this one-lot subdivision to separate the existing home and five sheds from the total acreage of 157.48 in order to create a five acre parcel for the purpose of being able to sell the property [now in the Emerene C. Anderson Trust]. Staff explained that 33 feet needs to be dedicated along 12000 North Street for a road and then recommended approval of the request.

MOTION: A Motion was made by **Commissioner Chad Munns** to grant concept approval for the Gary Christensen One-Lot Subdivision located in the Bothwell area with conditions as set by Staff. Motion seconded by **Commissioner Davis Tea** 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.**
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7. Letters of approval from gas, electric, and/or other utility providers.
8. Rural road/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.

EAST CORINNE COMMUNITY RE-ZONE, RE-ZONING OF REMAINING PARCELS INCLUDED IN "MAP B" OF THE WEST CORINNE COMMUNITY PLAN ADOPTED 6-29-2004. RE-ZONE TO RR-20 (20,000 SQUARE FOOT) LOTS.

The Planning Commissioners reviewed the comments that were made during the Public Hearing portion of the meeting. The area that was being considered in the re-zone application was indicated with the yellow hatched area on Map B labeled with the ½ acre. **Commissioner Chad Munns** asked

if the re-zone would take into consideration the land from this area to the Bear River as it was noted to be sensitive areas; that area would probably not be included in the re-zone was the response. When the Commission asked the [original] petitioner Dee Hardy if re-zoning the area labeled as ½ acre included those parcels that were shown in the petition SS08-021, Mr. Hardy said that he believed that it did. (Parcel #15, the Little Mountain Dairy, included in Mr. Hardy's petition is still excluded from this re-zone, and met with the petitioner's approval.) Kevin Hamilton said that it would be necessary for the county engineer, or other engineers/surveyors to write the legal description to note the change on the county's zoning map, and that process could take some time to complete. Commissioner Jon Thompson asked about the difference between the 20,000 square foot lot as is currently the RR-20 zone and the requested half acre by the petitioners. Staff said that as the Code is currently being looked at and some changes being made in the R-1-20 and RR-20 zones; when that is completed and adopted, the change from 20,000 square foot lots to ½ acre would be effective in this area also. At the conclusion of the discussion, the following motion was made.

MOTION: A Motion was made by Commissioner Jon Thompson to recommend approval of the request to re-zone the area in the east Corinne area as indicated on Map B (attached) from the current A-20 zone to RR-20 zone, and forward to the County Commission for their consideration and approval. Motion was seconded by Commissioner David Tea and passed unanimous with Commissioner Clark Davis abstaining from the vote.

WORKING REPORTS -- NONE

PUBLIC COMMENTS -- NONE

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Commissioner Chad Munns made a motion to adjourn the Planning Commission meeting at 8:18 p.m.

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

Richard Kimber, Chairman
Box Elder County
Planning Commission