

BOX ELDER COUNTY PLANNING COMMISSION MINUTES NOVEMBER 17, 2011

The Board of Planning Commissioners of Box Elder County, Utah met in the Box Elder County Commission Chambers at 7:00 p.m. The following members were present constituting a quorum:

Chad Munns	Excused
Desiray Larsen	Vice Chairman
Kevin McGaha	Member
Michael Udy	Member
Bonnie Robinson	Member
Jay Christensen	Member
Laurie Munns	Member

the following Staff was present:

Kevin Hamilton	Director
Elizabeth Ryan	Ex. Secretary
Scott Lyons	Planner
Steve Hadfield	Co. Attorney

The following citizens were present:

Jon Z. Thompson/Deweyville	Jeri Garn/Fielding
Nefi Garcia/Sandy	Voneene Jorgensen/Brigham City
Judy Hartvigsen/Brigham City	

Vice Chairman Desiray Larsen called the Planning Commission meeting to order at 7:03 p.m. The Minutes of the October 20, 2011 meeting were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by **Commissioner Laurie Munns** to accept the Minutes as written; seconded by **Commissioner Jay Christensen** and passed unanimously.

PUBLIC HEARINGS

Vice Chairman Desiray Larsen called for the public hearings on the agenda by informing those in attendance that each item would be handled separately, and that the time for the hearings was to allow the public the opportunity to voice any concerns and that the Commissioners would listen to the comments and concerns, but this was not a questions/answer time.

CRAIG GARN MINOR SUBDIVISION AMENDMENT, (BOX ELDER COUNTY) SS11 009, LOCATED AT APPROXIMATELY 16800 NORTH 4400 WEST IN THE FIELDING AREA OF BOX ELDER COUNTY.

Kevin Hamilton told the Commissioners that this subdivision has four lots located in the county and one within the city limits of Fielding. This subdivision was started about five to six years ago but never completed the entire process and now the County is acting as the petitioner to have it finalized. It is before the Planning Commission now for preliminary approval on the subdivision plat. There are homes on two of the lots. No comments were received and the hearing was closed with a motion by **Commissioner Jay Christensen**, seconded by **Commissioner**

Kevin McGaha and was unanimous.

VERIZON WIRELESS/TECHNOLOGY ASSOCIATES; CUP11-012, REPLACE EXISTING 100' MONOPOLE WITH 190' SELF SUPPORT LATTICE TOWER LOCATED ON PARCEL NOS. 01-048-0007 & 01-048-0025; APPROXIMATELY 2600 WEST 4000 NORTH IN THE WILLARD AREA OF BOX ELDER COUNTY.

This applicant is seeking to replace an existing 100 foot monopole with a 190 foot self-supporting lattice tower in the South Willard area next to the Rocky Mountain Power substation. *Jon Thompson* asked if the tower would be lit, however, *Nefi Garcia*, representing Verizon said that as it is less than 199 feet it would not be lit unless it were determined to be located within FAA flight space, which it is not. After this comment a motion was made by **Commissioner Laurie Munns** to close the hearing, seconded by **Commissioner Bonnie Robinson**, unanimous.

BEAR RIVER WATER CONSERVANCY DISTRICT, CUP11-013, WATER SYSTEM IMPROVEMENTS IN THE BEAVER DAM AREA OF BOX ELDER COUNTY.

Planner Scott Lyons explained that the BRWCD is requesting approval for changes and improvements, including a new 200,000 gallon storage tank and treatment building to be located in the Beaver Dam area where the current zoning is MU-40. This new tank would replace an existing tank and created better storage and a larger capacity. The plan has been reviewed by the County Engineer and a copy of the storm water retention plan has been requested. No comments were received and the hearing was closed with a motion by **Commissioner Michael Udy**, seconded by **Commissioner Kevin McGaha**, unanimous.

UNFINISHED BUSINESS

DAVIS DAIRY SUBDIVISION, SS11-008, SIX LOT SUBDIVISION LOCATED AT APPROXIMATELY 4000 NORTH 6964 WEST, IN THE CORINNE AREA OF BOX ELDER COUNTY.

This six-lot subdivision was granted preliminary approval at the October 2011 meeting and at this time Staff was recommending that any further action be Tabled in order to give the petitioner time to meet recommendations that had been placed upon final approval. One of the major concerns was from the engineering department and the culinary water that would service this subdivision. The petitioner is currently working with an engineer to create a plan for the culinary water service and also for fire protection on the six lots. Tabling the application will give them sufficient time to complete the plan.

MOTION: A Motion was made by **Commissioner Laurie Munns** to Table further action on the Davis Dairy Subdivision at this time, to allow the petitioner to address the recommendations and conditions of Staff. Motion was seconded by **Commissioner Kevin McGaha** and passed unanimously.

Conditions set by Staff:

1. Compliance with Article 5-1 of the BECLUM&DC
2. Compliance with Article 6-1, Subdivisions of the BECLUM&DC
3. Compliance with the requirements and recommendations of the County Engineer, Zoning Administrator, Road Supervisor, and Health Department.
4. Compliance with all applicable county, state and federal laws, including all current licenses, permits, etc.

NEW BUSINESS

CRAIG GARN MINOR SUBDIVISION AMENDMENT, (BOX ELDER COUNTY) SS11-009, LOCATED AT APPROXIMATELY 16800 NORTH 4400 WEST IN THE FIELDING AREA OF BOX ELDER COUNTY.

Planner, Scott Lyons recommended that this petition be given preliminary approval with conditions as outlined by Staff. There are some corrections or additional information that is required on the final plat and therefore, this will only be for preliminary approval at this time. **Commissioner Laurie Munns** asked about the two homes on the lots in the county and if they met the building standards of the county. The county surveyor is currently reviewing these homes and it appears at this time that they do meet the county standards with the setback requirements, etc.

MOTION: A Motion was made by **Commissioner Michael Udy** to grant Preliminary approval to the Craig Garn Minor Subdivision Amendment, seconded by **Commissioner Bonnie Robinson** and passed unanimously with the conditions as outlined by Staff.

Conditions of Approval:

1. Compliance with Article 5-1 of the BECLUM&DC
2. Compliance with Article 6-1, Subdivisions, of the BECLUM&DC
3. Compliance with the requirements and recommendations of the Zoning Administrator, County Engineer, County Surveyor, and County Roads Supervisor.
4. Compliance with all applicable county, state and federal laws, including all current licenses, permits, etc.

VERIZON WIRELESS/TECHNOLOGY ASSOCIATES; CUP11-012, REPLACE EXISTING 100' MONOPOLE WITH 190' SELF SUPPORT LATTICE TOWER LOCATED ON PARCEL NOS. 01-048-0007 & 01-048-0025; APPROXIMATELY 2600 WEST 4000 NORTH IN THE WILLARD AREA OF BOX ELDER COUNTY.

County Planner, Scott Lyons, recommended approval of the CUP for Verizon Wireless with conditions as outlined. **Commissioner Laurie Munns** again asked about the FFA regulations regarding lighting on the top of the tower, and if this tower would be located within any fly patterns of Brigham City, Hill Air Force Base, Ogden Airport, etc. *Nefi Garcia* said that with the preliminary reviews that have been done, the tower is not within any fly zones. If, upon further study it is found that it is in a fly zone, it will be lit. Also, *Mr. Garcia* said that this tower is owned by American Tower and Verizon is a tenant on the tower.

MOTION: A Motion was made by **Commissioner Laurie Munns** to grant approval for the Conditional Use Permit for Verizon Wireless with the conditions as outlined by Staff. Motion seconded by **Commissioner Kevin McGaha** and passed unanimously.

Conditions of Approval:

1. Compliance with Article 5-1 of the BECLUM&DC
2. Compliance with Article 2-2-100, Conditional Use Permit, of the BECLUM&DC
3. Compliance with the requirements and recommendations of the Zoning Administrator, County Engineer, County Surveyor, and County Roads Supervisor.
4. Compliance with all applicable county, state and federal laws, including all current licenses, permits, etc.

BEAR RIVER WATER CONSERVANCY DISTRICT, CUP11-013, WATER SYSTEM IMPROVEMENTS IN THE BEAVER DAM AREA OF BOX ELDER COUNTY.

County Planner, Scott Lyons, recommended approval of the CUP for the improvements to the water system located in the Beaver Dam Area of the County with the conditions as outlined. The County Engineer has reviewed the request and had no concerns with the engineering of the project. A copy of the applicants SWPPP Plan has been requested and the Bear River Health Department has yet to submit a review of the project. Access to the site is via a private road and will be maintained by the petitioner (BRWCD) and/or any other residents along the roadway.

MOTION: A Motion was made by **Commissioner Kevin McGaha** to grant approval to the CUP for the Bear River Water Conservancy District for improvements in the Beaver Dam Area to the water system and construction of a water treatment facility. Motion seconded by **Commissioner Bonnie Robinson** and passed unanimously.

Conditions of Approval:

1. Compliance with Article 5-1 of the BECLUM&DC
2. Compliance with Article 2-2-100, Conditional Use Permit, of the BECLUM&DC
3. Compliance with the requirements and recommendations of the Zoning Administrator, County Engineer, County Surveyor, and County Roads Supervisor.
4. A copy of the SWPPP for the project is to be provided to the County.
5. Compliance with all applicable county, state and federal laws, including all current licenses, permits, etc.

WORKING REPORTS -- NONE

PUBLIC COMMENTS – NONE

A **Motion** was made to adjourn at 7:26 p.m., unanimous.

Passed and adopted in regular session this 15th day of December 2011 .

Chad Munns, Chairman
Box Elder County
Planning Commission