

BOX ELDER COUNTY PLANNING COMMISSION MINUTES July 19, 2012

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:

<i>the following Staff was present:</i>			
Chad Munns	Chairman		
Desiray Larsen	Vice Chairman	Kevin Hamilton	Director
Kevin McGaha	Member		
Michael Udy	Member	Elizabeth Ryan	Ex. Secretary
Bonnie Robinson	Member	Scott Lyons	Planner
Jay Christensen	Member	Steve Hadfield	Co. Attorney
Laurie Munns	Excused		

The following citizens were present:

Morgan & Tricia Reeder

Chairman Chad Munns called the Planning Commission meeting to order at 7:05 p.m. The Minutes of the June 21, 2012 were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by **Commissioner Bonnie Robinson** to accept the Minutes with two correction that were mentioned; seconded by **Commissioner Desiray Larsen** and passed unanimously.

PUBLIC HEARINGS

Chairman Chad Munns 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.

PROPOSED CHANGES TO THE SOUTH WILLARD COMMUNITY PLAN PORTION OF THE BOX ELDER COUNTY GENERAL PLAN. SUGGESTED CHANGES INVOLVING THE TYPES OF COMMERCIAL USES TO BE ALLOWED IN THE SOUTH WILLARD NEIGHBORHOOD COMMERCIAL ZONE (SW N-C).

Kevin Hamilton reminded the Commissioners of the recent changes in the South Willard area regarding new business(es) located along Highway 89. The members of the South Willard Citizen's Committee had met with the petitioner and felt that the proposed use was compatible with the adopted plan. Therefore, at this time it was purposed by *Kevin Hamilton* that change in

the wording for Commercial uses read: “Develop a new neighborhood commercial (SW N-C) ordinance with the following purpose and including uses similar to those listed below as permitted and conditional uses”, thus allowing for broader definitions of usage. No comments were given during the public hearing and a Motion was made by **Commissioner Bonnie Robinson**, seconded by **Commissioner Kevin McGaha** and was unanimous.

ROAD VACATE, VAC12-002; PETITION FROM MORGAN AND TRICHA REEDER; MTR RANCH, LLC. TO VACATE THE SOUTHERN MOST PART OF 3300 WEST FROM WHERE THE PAVEMENT ENDS AND RIGHT-OF-WAYS IN THE 2800 WEST AND 4000 NORTH AREA.

County Planner, Scott Lyons, explained that this petition is to vacate the southernmost portion of a county road at 3300 West and also vacate some [platted] rights-of-way in that same area of 2800 West 4000 North. Those rights-of-way were created in 1914, but there are no actual roads that cross the farmland. The road is located in unincorporated Box Elder County. No comments were received during the hearing and a Motion was made by **Commissioner Desiray Larsen** to close the public hearing, seconded by **Commissioner Kevin McGaha** and was unanimous.

UNFINISHED BUSINESS -- NONE

NEW BUSINESS

PROPOSED CHANGES TO THE SOUTH WILLARD COMMUNITY PLAN PORTION OF THE BOX ELDER COUNTY GENERAL PLAN. SUGGESTED CHANGES INVOLVING THE TYPES OF COMMERCIAL USES TO BE ALLOWED IN THE SOUTH WILLARD NEIGHBORHOOD COMMERCIAL ZONE (SW N-C).

Kevin Hamilton recommended that this item be Tabled to the next meeting, August 16, 2012 in order to allow for further input from the community.

MOTION: A Motion was made by **Commissioner Jay Christensen** to Table this item for one month, until the August 2012 meeting. Motion was seconded by **Commissioner Desiray Larsen** and passed unanimously.

ROAD VACATE, VAC12-002; PETITION FROM MORGAN AND TRICHA REEDER; MTR RANCH, LLC. TO VACATE THE SOUTHERN MOST PART OF 3300 WEST FROM WHERE THE PAVEMENT ENDS AND RIGHT-OF-WAYS IN THE 2800 WEST AND 4000 NORTH AREA.

Staff recommended that this request to vacate a county road be forwarded to the County Commissioners for their review and approval. It was noted that the applicant needed to provide descriptions regarding the deeded rights-of-way for all the abutting owners who may receive any ownership of the proposed vacated road.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to forward the recommendation of the Planning Commission to the County Commission to vacate this portion of a county road as outlined and that some rights-of-ways in that same area of 2800 West 4000 North also be vacated. Motion was seconded by **Commissioner Michael Udy** and passed unanimously.

WORKING REPORTS -- NONE

PUBLIC COMMENTS – NONE

A **Motion** was made to adjourn at 7:14 p.m., unanimous.

Passed and adopted in regular session this 16th day of August 2012.

Chad Munns, Chairman
Box Elder County
Planning Commission