

BOX ELDER COUNTY PLANNING COMMISSION MINUTES August 16, 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:

the following Staff was present:

Chad Munns	Chairman/Excused		
Desiray Larsen	Vice Chairman/Excused	Kevin Hamilton	Director
Kevin McGaha	Member		
Michael Udy	Member	Elizabeth Ryan	Ex. Secretary
Bonnie Robinson	Member	Scott Lyons	Planner
Jay Christensen	Member/Excused	Steve Hadfield	Co. Attorney
Laurie Munns	Member		

The following citizens were present:

Rick Young/Brigham City	Alex Young/Brigham City
Blair Wardle/Tremonton	

The Minutes of the July 19, 2012 were made available to the Planning Commissioners prior to this meeting and upon review, and one correction noted, a **Motion** was made by **Commissioner Bonnie Robinson** to accept the Minutes with correction; seconded by **Commissioner Kevin McGaha** and passed unanimously. In the absence of **Chairman Chad Munns**, a Motion was made by **Commissioner Kevin McGaha** to appoint **Commissioner Laurie Munns** as Chairman Pro Temp; motion seconded by **Commissioner Bonnie Robinson**, unanimous.

PUBLIC HEARINGS

Acting Chairman Laurie 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.

SP12-002, SITE PLAN APPROVAL FOR AUTOLIV ASP-48, PROMONTORY, UTAH SITE. DEVELOPMENT OF NEW BUILDING FOR GAS GENERANT MANUFACTURING. LOCATED ON 556.91 ACRES AT APPROXIMATELY 16700 WEST HIGHWAY 83 IN THE PROMONTORY AREA OF BOX ELDER COUNTY.

This applicant was requesting approval of a site plan for the expansion at their current site by adding an additional gas generant manufacturing building. This property is located in an un-

zoned area of the County and currently has two other gas generants in operation. No comments were received and the hearing was closed with a Motion by **Commissioner Michael Udy**, seconded by **Commissioner Bonnie Robinson**, unanimous.

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).

In the absence of *Kevin Hamilton*, *Planner Scott Lyons* reminded the Commissioners that this application had been Tabled at the last meeting in order to allow for more input from the community. There have been recent changes in the South Willard area regarding new business(es) located along Highway 89. No comments were given during the public hearing and a Motion was made by **Commissioner Kevin McGaha**, seconded by **Commissioner Bonnie Robinson** and was unanimous.

UNFINISHED BUSINESS -- NONE

NEW BUSINESS

SP12-002, SITE PLAN APPROVAL FOR AUTOLIV ASP-48, PROMONTORY, UTAH SITE. DEVELOPMENT OF NEW BUILDING FOR GAS GENERANT MANUFACTURING. LOCATED ON 556.91 ACRES AT APPROXIMATELY 16700 WEST HIGHWAY 83 IN THE PROMONTORY AREA OF BOX ELDER COUNTY.

County Planner, Scott Lyons, recommended approval for this site plan with the review and approval from the other necessary agencies and conditions. The contractor is required to obtain the necessary permits from UPDES, the terms of which will be managed by the State of Utah.

MOTION: A Motion was made by **Commissioner Kevin McGaha** to grant approval to the Site Plan for Autoliv at the Promontory Utah Site; motion to include conditions set by Staff and the applicant obtaining the permit (UPDES) from the State of Utah. Motion seconded by Commissioner Michael Udy and passed unanimously.

Conditions of Approval:

1. Compliance with BECLUM&DC Section 2-2-110, Site Plan.
2. Compliance with BECLUM&DC Chapter 5-1, Regulations Applicable to all Zones.
3. The contractor will obtain a UPDES permit from the State of Utah before construction activity starts. The terms of the permit will be managed by the State.

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).

As no other comments or input had been received from the citizens, committee members in South Willard, approval was being recommended for approving the changes to the South Willard Community Plan and forward to the County Commissioners for action.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to forward a recommendation from the Planning Commission to the County Commission to approve the proposed changes to the South Willard Community Plan portion of the Box Elder County General Plan to allow “similar uses” to be included in the permitted and conditional uses already allowed in the South Willard – Neighborhood Commercial Zone. Motion was seconded by **Commissioner Michael Udy** and passed unanimously.

WORKING REPORTS -- NONE

PUBLIC COMMENTS – NONE

A **Motion** was made to adjourn at 7:10 p.m., unanimous.

Passed and adopted in regular session this 20th day of September 2012 .

Chad Munns, Chairman
Box Elder County
Planning Commission