

BOX ELDER COUNTY PLANNING COMMISSION MINUTES January 17, 2013

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

The following citizens were present:

Jeremy Giles/Tremonton	Jeff Stocking/Elwood
David Nielson/Tremonton	

The Minutes of the December 20, 2012 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; seconded by **Commissioner Bonnie Robinson** 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.

DAVID NIELSON SUBDIVISION, SS12-009, 2-LOT SUBDIVISION LOCATED AT APPROXIMATELY 8944 NORTH 6800 WEST IN THE TREMONTON AREA OF BOX ELDER COUNTY.

This petitioner was asking for final approval on a two lot subdivision that fronts on an existing county road. No comments were given during the public hearing and a Motion was made by **Commissioner Desiray Larsen** to close the hearing; seconded by **Commissioner Jay Christensen** and was unanimous.

ROCHE RANCH SUBDIVISION #1, SS12-011, 3-LOT SUBDIVISION LOCATED AT APPROXIMATELY 6000 WEST 17000 NORTH IN THE RIVERSIDE AREA OF BOX ELDER COUNTY, (PARCEL 07-048-0002).

This petitioner was asking for final approval for a three-lot subdivision that fronts on an existing road that will be dedicated to the county. This is in a rural area of the county and the subdivision

will enter into a Rural Road Improvement Agreement with the county for improvements to the road when the county deems it necessary. No comments were given during the public hearing and a Motion was made by **Commissioner Laurie Munns** to close the hearing; seconded by **Commissioner Kevin McGaha** and was unanimous.

MITCHELL HANCOCK, CUP12-007, CONDITIONAL USE PERMIT FOR A PRIVATE DRIVE OVER 150 FEET IN LENGTH; LOCATED AT APPROXIMATELY 1250 NORTH 5600 WEST IN THE CORINNE AREA OF BOX ELDER COUNTY.

This petitioner was seeking approval for a private drive [of over 150 feet in length] to access their home. The exact length of the drive will depend on the location of the house to be built. The petitioner has received specifications to be followed for the construction of this private drive/road. No comments were given during the public hearing and a Motion was made by **Commissioner Michael Udy** to close the hearing; seconded by **Commissioner Bonnie Robinson** and was unanimous.

UNFINISHED BUSINESS -- NONE

NEW BUSINESS

DAVID NIELSON SUBDIVISION, SS12-009, 2-LOT SUBDIVISION LOCATED AT APPROXIMATELY 8944 NORTH 6800 WEST IN THE TREMONTON AREA OF BOX ELDER COUNTY.

After reviewing this application, Staff recommended that it be tabled in order to give the applicant time to comply with the requirements of the county engineer, county surveyor, road supervisor, fire marshal, and the Bear River Health Department. Those necessary requirements had been given to the applicant and his surveyor and once they are met this item would be placed on the agenda for further action.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to Table this application until the petitioner has met the requirements as outlined by Staff. Motion was seconded by **Commissioner Jay Christensen** and passed unanimously.

Conditions of Approval:

1. Compliance with BECLUM&DC Section 6-1, Subdivisions.
2. Compliance with BECLUM&DC Chapter 5-1, Regulations Applicable to all Zones.
3. Compliance with requirements of the Box Elder County Engineer, County Surveyor, Road Supervisor, Fire Marshal, Zoning Administrator, and the Bear River Health Department.
 - a. All of these requirements have been or will be forwarded to the applicant and his surveyor.
4. Compliance with all applicable county, state, and federal laws regulating the proposed uses, including all licenses, permits, etc.

ROCHE RANCH SUBDIVISION #1, SS12-011, 3-LOT SUBDIVISION LOCATED AT APPROXIMATELY 6000 WEST 17000 NORTH IN THE RIVERSIDE AREA OF BOX ELDER COUNTY, (PARCEL 07-048-0002).

Staff recommended that this applicant be Tabled at this time as there are still requirements that need to be met by the applicant. Verification of water, septic and road improvement need to be given by the petitioner. Also the county surveyor needs to review the final plat. **Commissioner**

Michael Udy noted for the Commission that he would abstain from the discussion and action on this petition.

MOTION: A Motion was made by **Commissioner Laurie Munns** to Table this applicant in order to give the petitioner time to meet the requirements as outlined by Staff. Motion was seconded by **Commissioner Jay Christensen** and passed unanimously; with **Commissioner Michael Udy** abstaining.

Conditions of Approval:

1. Compliance with BECLUM&DC Section 6-1, Subdivisions.
2. Compliance with BECLUM&DC Chapter 5-1, Regulations Applicable to all Zones.
3. Compliance with requirements of the Box Elder County Engineer, County Surveyor, Road Supervisor, Fire Marshal, Zoning Administrator, and the Bear River Health Department.
 - a. All of these requirements have been or will be forwarded to the applicant and his surveyor.
4. Compliance with all applicable county, state, and federal laws regulating the proposed uses, including all licenses, permits, etc.

MITCHELL HANCOCK, CUP12-007, CONDITIONAL USE PERMIT FOR A PRIVATE DRIVE OVER 150 FEET IN LENGTH; LOCATED AT APPROXIMATELY 1250 NORTH 5600 WEST IN THE CORINNE AREA OF BOX ELDER COUNTY.

After reviewing this application, Staff recommended approval for the private drive/road to access this home. The exact length of the road will be determined once the placement of the home has been decided. The road will be dedicated to the county and will need to be built to its standards. The applicant will be responsible for any damage that may occur to county road 5600 W during construction and the county road supervisor will need to approve the construction of this private drive. There will also need to be a turn-around in order for emergency vehicles to access this home.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to grant approval to this private road/drive with the conditions as outlined by Staff. Motion was seconded by **Commissioner Desiray Larsen** and passed unanimously.

Conditions of Approval:

1. Compliance with BECLUM&DC Section 2-2-100, Conditional Use Permit.
2. Compliance with BECLUM&DC Chapter 5-1, Regulations Applicable to all Zones
3. The road must be built to county road standards (Article 5—Exhibit A).
4. A culvert will need to be placed in the ditch where the driveway will be constructed. The size will depend on water flow for irrigation and storm water. The County minimum is 15 inches.
5. The applicant must call the Roads Department for a final inspection when the road and driveway are finished.
6. The applicant is responsible for any damage (ruts, etc.) to county road 5600 West during the construction/installation process.
7. Compliance with requirements of the Box Elder County Engineer, County Surveyor, Road Supervisor, Fire Marshal, Zoning Administrator, and the Bear River Health Department.
8. Compliance with all applicable county, state, and federal laws regulating the proposed uses, including all licenses, permits, etc.

WORKING REPORTS

Kevin Hamilton discussed the changes that need to be addresses regarding this pending ordinance as there are several areas within the Code; i.e. the site plan review process; the subdivision process; Conditional Use Permits; also look at streamlining the process for approval of subdivisions up to a four-five lot not having to come before the Planning Commissioners for discussion and approval.

The date and time set for the Planning Commission event was scheduled for Thursday, January 24th at 7:00 p.m.

PUBLIC COMMENTS -- NONE

A **Motion** was made to adjourn at 7:44 p.m., unanimous.

Passed and adopted in regular session this 21st day of February 2013 .

Chad Munns, Chairman
Box Elder County
Planning Commission