

BOX ELDER COUNTY PLANNING COMMISSION MINUTES September 17, 2015

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 by a roll call, constituting a quorum:

<i>the following Staff was present:</i>			
Chad Munns	Chairman		
Desiray Larsen	Vice-Chair	Scott Lyons	Planner
Kevin McGaha	Member	Marcus Wager	Planner
Michael Udy	Member/Excused		
Bonnie Robinson	Member	Elizabeth Ryan	Exec. Sec.
Jay Christensen	Member	County Commissioner Jeff Scott	
Laurie Munns	Member		

A Work Session was held at 5:00 p.m. by the Planning Commissioners to discuss and review proposed changes to the “Solid Waste Corridor, Chapter 3-8” of the BECLUM&DC. Those present included Commissioners, Desiray Larsen, Laurie Munns, Jay Christensen, Kevin McGaha, Bonnie Robinson, and Chad Munns. Mr. Tim Munns, from Hansel Valley and Ms. Voneene Jorgensen, Bear River Water Conservancy District were also present at the work session. The Work Session ended at approximately 6:40 p.m.

The following citizens were present:

Kristi Hone/Willard	Jared Monson/Willard
Greg DuPuis/Collinston	John C. Potter/Collinston
Jennie Potter/Collinston	Tarhon McBride/Collinston
Charlotte Nelson/Collinston	Kyle Potter/Collinston
Landon Potter/Collinston	Burke Jensen/Collinston
Jacob Holmgren/Bear River City	Gavin Holmgren/Bear River City
Jared N. Holmgren/Bear River City	Tim T. Munns/Hansel Valley

The Minutes of the August 20, 2015 were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by **Commissioner Desiray Larsen** to accept the Minutes as written; seconded by **Commissioner Bonnie Robinson** and passed unanimously.

PUBLIC HEARINGS -- NONE

Chairman Chad Munns informed those present that there were not any Public Hearings scheduled for tonight’s meeting.

UNFINISHED BUSINESS

JARED MONSON; Z15-010, ZONE CHANGE TO ALLOW 6 (SIX) FOOT FENCING, WALL, OR HEDGE ALONG THE “OTHER” FRONT YARD PROPERTY LINE WHILE STILL MAINTAINING “CLEAR VIEW OF INTERSECTING STREETS.” AMENDMENT TO SECTION 5-1-200 OF THE BECLUM&DC.

Staff explained that this applicant was requesting a change to the text of the BECLUM&DC that would allow for six (6) foot fencing, wall, or a hedge along the side yard that has frontage on a street (a corner lot that is considered as having two front yards) while still be able to maintain the safety required for a clear view of an intersecting street. There was a public hearing held at the August 20, 2015 meeting and some suggestion and concerns had been voiced by the County *Road Supervisor, Bill Gilson* regarding keeping the 40 foot triangle site distance for traffic approaching any corner (building/home) lots. There was some discussion regarding whether or not this would also regulate farm property when crops sometimes can obstruct views for traffic in rural areas. It was determined that this text change would pertain to districts where a front yard is required. To further help alleviate the concern with the site distance and if it would need to be greater than the 40 foot triangle, 5-1-200 (D) would state: *“Corner Lots: Fences, walls, and hedges not more than six (6) feet in height may be constructed along the perimeter of any required side yard adjacent to a public street on a corner lot, provided it does not obstruct clear view of intersecting streets as defined in Section 5-1-180 of this chapter and once an excavation permit has been obtained from the Box Elder County Roads Department.”* Staff stated that the setback requirements for any corner lots are 30 feet and that a corner lots is looked at as having two (2) front yards.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to forward a recommendation of approval for the text amendment to *Section 5-1-200* of the BECLUM&DC to the County Commission for their consideration. Motion was seconded by **Commissioner Jay Christensen** and passed unanimously.

BECLUM&DC, TEXT AND NUMBERING CHANGE; CHAPTER 5-1, REGULATIONS APPLICABLE TO ALL ZONES

Staff explained that this text amendment had been requested in order to re-align the numbering in Chapter 5-1, to better fit within the code. Some of the suggestions that had been made by staff and the county building official and presented for public hearing at the August 20, 2015 meeting had been removed and the revised text changes were presented to the planning commissioners.

MOTION: A Motion was made by **Commissioner Laurie Munns** to forward a recommendation of approval to the County Commission for the Text and Numbering Change; *Chapter 5-1, Regulations Applicable to all Zones*. Motion was seconded by **Commissioner Desiray Larsen** and passed unanimously.

ROAD VACATION, VAC15-001; PETITION FROM COUNTY ROAD SUPERVISOR, BILL GILSON TO VACATE COUNTY 14600 NORTH ROAD TO HWY 38

This proposal to vacate 14600 North to where it meets with HWY 38 in the Collinston area of the county was indicated by the *County Road Supervisor, Bill Gilson* and was presented for a public hearing at the August 20, 2015 meeting. At that meeting any action was tabled and now it was back for the planning commission to make its recommendation. The citizens at the public

hearing had opinions that the road should not be vacated but remain open as a county road. In the past the residents along the road had taken care of the plowing in the winter and were concerned with the width of the road; however the planning commission would not have any authority as to what the width of the road would be as that would be determined by the historical usage.

MOTION: A Motion was made by **Commissioner Laurie Munns** to forward a recommendation to the County Commission that the proposal to vacate 14600 North be denied and that it be put back on the county maps and designated as a county road. Motion was seconded by **Commissioner Kevin McGaha** and passed unanimously.

BOX ELDER COUNTY SOLID WASTE CORRIDOR REPORT; AMENDMENT TO CHAPTER 3-8 OF THE BECLUM&DC.

Chairman Chad Munns referred to the work session that had taken place prior to this meeting and the changes to the language that had been discussed. Staff stated that those changes and suggestions would be made and included in the (revised and final) report and that it would be made available to the planning commissioners and the public via the county WEB page for their review. The amendment to *Chapter 3-8* would then be placed on the October 22, 2015 agenda for a public hearing to review the final proposed *Box Elder County Solid Waste Corridor Report*. Any changes would be discussed and reviewed with the consultant that had been working on this report; however, if there were no major changes to be made, it would not be necessary to have the consultant meet personally with the planning commissioners.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to table action on the amendment to *Chapter 3-8 [Box Elder County Solid Waste Corridor Report]* in order to have the necessary changes made to the report; after which time a public hearing would be set. Motion was seconded by **Commissioner Kevin McGaha** and passed unanimously.

NEW BUSINESS -- NONE

WORKING REPORTS

Chairman Chad Munns said that the planning commissioners needed to start talking about the PUD ordinance again and Staff informed the commissioners that it would be included on the October agenda.

PUBLIC COMMENTS

A **Motion** was made to adjourn at 7:39 p.m., unanimous.

Passed and adopted in regular session this 22th day of October 2015 .

Chad Munns, Chairman
Box Elder County
Planning Commission