

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

September 17, 2009

Agenda review with Planning Commissioners at 6:00 p.m. in Conference Room 32

1. **CALL TO ORDER** 7:00 p.m. (County Commission Chamber Room)
 - a. Roll Call (Commissioners Day, Munns, Tea, Hardy, Larsen, Christensen, and Munns)
2. **APPROVAL OF MINUTES** – August 20, 2009 Planning Commission Meeting Minutes
3. **PUBLIC HEARINGS**
 - A. **TEXT AMENDMENT** to the *Land Use Management & Development Code* for Box Elder County.
 - i. **ARTICLE 6:** ♦Subdivisions; to clarify and update the ordinance to meet current development requirements and Utah State Code requirements, in particular definitions and county engineered recommended changes.
 - B. **CONDITIONAL USE PERMITS:**
 - i. **Lance Earl, CUP09-021**, for temporary residence of park model trailer located at 2400 West Highway 30 in the Collinston area of Box Elder County.
 - C. **SUBDIVISIONS**
 - i. **Ron L. Anderson Ranch 1-Lot Subdivision, SS09-010**, located at approximately 495 North Stone Road in the Snowville area of Box Elder County.
 - ii. **Madsen 2-Lot Subdivision, SS09-011**, located at approximately 13125 North East Garland Road of Box Elder County.
 - iii. **Joseph Yates 1-Lot Subdivision, SS09-012**, one lot subdivision located at approximately 3845 North Highway 38 in the Harper Ward area of Box Elder County.
 - D. **ENLARGEMENT AND EXPANSION OF NONCONFORMING STRUCTURE**
 - i. **David E. Hawkes**, enlargement of home located at approximately 860 West 7950 South in the South Willard area of Box Elder County.

2-3-060. C.2. "A structure which is non-conforming as to height, area, or yard requirements may be enlarged upon authorization by the Planning Commission, where the Commission, after notice and a hearing, finds the enlargement to be compatible with adjoining property and not detrimental to the community as determined by the effect of the enlargement on traffic, value of adjacent and nearby properties, and the availability of adequate public facilities and services."

4. UNFINISHED BUSINESS

- A. **Valley View Estates (Brian Rose), SS08-012**, located at approximately 7150 South Highway 89, in the South Willard area.

Submitted to the *Box Elder News Journal* and the *Tremonton Leader* for publication on **September 11, 2009**. Requests for accommodations or interpretive services must be made three (3) working days prior to this meeting. Please contact the Box Elder County Community Development office at 435-734-3314 or 734-2634 for information or assistance.

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- B. Derek Julander SS09-009**, located at approximately 3085 West 4600 North in the East Corinne area of Box Elder County, UT.

5. COMMON CONSENT

A. SUBDIVISIONS

- i. Ron & Victoria Anderson, SS09-010**, one lot subdivision located at approximately 495 North Stone Road in the Snowville area of Box Elder County.
- ii. Paul & Judy Madsen, SS09-011**, two lot subdivision located at approximately 13125 North East Garland Road of Box Elder County.
- iii. David H. Yates, SS09-012**, one lot subdivision located at approximately 3845 North Highway 38 in the Harper Ward area of Box Elder County.

6. NEW BUSINESS

- A. TEXT AMENDMENT** to the *Land Use Management & Development Code* for Box Elder County.

- i. ARTICLE 6: ♦Subdivisions♦** to clarify and update the ordinance to meet current development requirements and Utah State Code requirements.

B. CONDITIONAL USE PERMITS:

- i. Lance Earl, CUP09-021**, for temporary residence of park model trailer located at 2400 West Highway 30 in the Collinston area of Box Elder County.

C. OTHER – AREA REGULATIONS

- i. David E. Hawkes**, enlargement of home on non-conforming lot located at approximately 860 West 7950 South in the South Willard area of Box Elder County.

D. County Pre-disaster Plan/Kevin Hamilton

7. WORKING REPORTS

8. PUBLIC COMMENTS

9. ADJOURN_____