

BOX ELDER COUNTY PLANNING COMMISSION MINUTES MARCH 15, 2018

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>Roll Call</i>		<i>the following Staff was present:</i>	
Laurie Munns	Member	Scott Lyons	Com Dev Dir.
Kevin McGaha	Excused	Alyssa Braegger	Exec. Sec.
Michael Udy	Excused	Steve Hadfield	County Attorney
Desiray Larsen	Excused		
Bonnie Robinson	Member		
Mellonee Wilding	Member		

Vice Chair Laurie Munns called the meeting to order at 7:37 p.m.

The Invocation was offered by Vice Chair Laurie Munns.
Pledge was led by Commissioner Mellonee Wilding.

The following citizens were present & signed the attendance sheet

Chad Anderson/South Willard	Dale Fredde/ Willard
Robert Thorstead/Willard	Matt Barker/Willard
Keith Davis/Willard	Aaron Jensen/Centerville
Aaron Robertson/Centerville	

SELECTION/APPOINTMENT OF NEW CHAIR AND VICE-CHAIR

Commissioner Mellonee Wilding made a motion to nominate Vice-Chair Laurie Munns for Planning Commission Chair, there were no other nominations. All in favor.

Commissioner Bonnie Robinson made a motion to nominate Commissioner Mellonee Wilding for Planning Commission Vice-Chair, there were no other nominations. All in favor.

Commissioner Laurie Munns wants to thank Chad Munns for all of the time and energy he gave to this commission. I've been on it for 9 years and Chad was on the commission 3 or 4 years prior to me. Chad has done very well and we appreciate all of the work Chad has done. With that, I want to welcome Jared Holmgren from Bear River City. He is going to replace Chad on this commission. Chad resigned so there is one more year for Chad so Jared will serve for one year under Chad's seat and then be hopefully reappointed.

The Minutes of the February 15, 2018 meeting were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by **Commissioner Bonnie Robinson** to approve the minutes as corrected; seconded by **Commissioner Mellonee Wilding** and passed unanimously.

UNFINISHED BUSINESS- NONE

PUBLIC HEARINGS

LAND USE TEXT AMENDMENT, Z18-003 REQUEST TO AMEND TEXT OF SECTION 3-4-070-07 – RETAIL TRADE OF THE BOX ELDER COUNTY LAND USE MANAGEMENT AND DEVELOPMENT CODE.

Staff explained this came before them last month. There were some residents not in favor of the change to a commercial enterprise zone. The direction from the planning commission was for staff to look at the code and find a way to make the other uses requested work with the existing zone. (Commercial Highway)

Proposal is to allow antiques and used merchandise as a permitted use in a Commercial Highway zone. The public hearing was then opened for comments.

Chad Anderson, applicant is in favor of the change. He was able to locate a zoning discrepancy and his property is now zoned Commercial Highway one hundred percent.

Hearing no further comment a Motion was then made by **Commissioner Desiray Larsen** to close the hearing, seconded by **Commissioner Jared Holmgren** and was unanimous.

ACTION

Staff informed the commissioners this text amendment met all of the approval standards found in Section 2-2-080 of the BEC LUM&DC and recommended approval of the text amendment.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to forward a recommendation of approval for the Ordinance Text Amendment, Z18-003, to the county commission for their review. Motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

NEW BUSINESS

GLEN HOLLAND 2ND SUBDIVISION AMENDMENT, SS18-003, at approximately 7520 West 6400 North in Bear River City Area of unincorporated Box Elder County.

Staff explained this is a second amendment to the Glen Holland Subdivision. The original subdivision included the house and barn behind the house. The first amendment added land to the west. This amendment adds land to the north approximately 25 ft. The previous property line went right through the barn. The land owner is acquiring 25 ft. from the neighboring property owner to clear up that discrepancy.

The survey on this plat has been reviewed by the county engineers, county surveyor, road department and all applicable county departments to ensure accuracy.

MOTION: A Motion was made by Commissioner Bonnie Robinson to approve the Glenn Holland 2nd Amendment SS18-003 with conditions of staff. Motion was seconded by Commissioner Jared Holmgren.

WORKING REPORTS

BLUE OX MPC ZONE DISCUSSION

The zone is created and intended for enhancing what is existing and preserving some amenities on the property for the long term while still allowing for some development use.

Commissioner Mellonee Wilding asked why this is being brought before the county.

Blue OX stated the City of Willard does not have it in their code to do what they are trying to accomplish. The county code does. He also stated there are so many limitations in Willard City's code. The county just makes sense. It benefits the county in a tax perspective.

Commissioner Mellonee Wilding stated housing does not provide any benefit to the county. She feels the reason the county benefits the developer is that they are able to more aggressively grade and haul off material. She said the one thing the residents do not want is a gravel pit.

Blue OX feels the county will benefit from the gravel pit because there is a cost benefit in the extraction of the gravel and the revenues the county would gain.

Staff stated the point of sale happens where they deliver so there is no revenue the county would gain.

Commissioner Mellonee Wilding asked about the plan to reclaim the old gravel pit.

Blue OX stated that it lies in the housing.

"You have a hillside that is unclaimed. That gets top soiled and landscaped out in a native seed as part of our trail system".

Commissioner Bonnie Robinson mentioned it looks like a lot of tight housing; townhouses, apartments and she is concerned if that type of housing is good for the county. They have talked about even eliminating the ½ acre zone because it does not fit the county.

Blue OX stated they have 144 acres and plan to use .52 acres per home. There is clustered density mostly on the west side but it is surrounded by 18 acres of natural open space. On the East side there is a density at the highway that makes sense from a traffic point of view.

He also feels preserving the hillside and lowering the elevation of the development is more in line with what people want to see. They are matching the grade from the property south moving north. Most of the properties that exist there are on old gravel mining operations.

Staff then asked if all development would be below power lines.

Blue OX stated it would and everything else would be natural open space and the trail system.

Commissioner Bonnie Robinson expressed concern about who owns and manages the open space. It takes a lot of maintenance and money to maintain.

Commissioner Mellonee Wilding then stated that it is typically deeded to a city as a park. The county does not have a parks department.

Staff suggested the best way would be with a conservation easement and remain as it is now. The conservation easement would prevent any future development and as natural open space does not require any maintenance.

In regards to the west side Blue OX stated, *“Because of clustering that density into those apartments that creates a HOA of types. We would leave that in a conservation easement under the ownership and management of the owners of those apartments. This zone is identified to fit challenging pieces and that piece is challenging because that sources the water for all the fields North and South of that and the last thing we want to do is start pushing dirt around and mess things up so all the sudden our springs change or we have issues on the water sourcing”*.

Commissioner Mellonee Wilding then asked about the mining operation.

Blue Ox stated they would be processing as much as they can on site because they want to use the topsoil. They just want to grade out the site to maximize the development. They would modify uses and timelines.

Commissioner Mellonee Wilding is concerned about the 15 years of mining and that it goes against what the South Willard residents want.

Blue Ox stated that is what Granite is proposing and that it could go faster.

PUBLIC COMMENTS

At this point Commissioner Laurie Munns opens for public comment. No comments were made.

UNFINISHED BUSINESS—NONE

ADJOURN

MOTION: A Motion was made at 8:33 p.m. to adjourn.



Laurie Munns, Vice Chairman
Box Elder County Planning Commission

