

# BOX ELDER COUNTY PLANNING COMMISSION MINUTES JUNE 21, 2018

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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	Chairman	Scott Lyons	Com Dev Dir.
Mellonee Wilding	Vice-Chair	Marcus Wager	County Planner
Kevin McGaha	Excused	Steve Hadfield	County Attorney
Michael Udy	Member	Jeff Scott	Excused
Desiray Larsen	Excused	Diane Fuhriman	Executive Secretary
Bonnie Robinson	Member		
Jared Holmgren	Member		

Chairman Laurie Munns called the meeting to order at 7:00 p.m.

The Invocation was offered by Commissioner Mellonee Wilding.  
Pledge was led by Commissioner Michael Udy.

**The following citizens were present & signed the attendance sheet**

David Fidler, Garland	
Roy Andreasen, Corinne	Lindsay Henderson, Thatcher
Lorraine Andreasen, Corinne	Kay Henderson, Thatcher

The Minutes of the May 17, 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 written. The motion was seconded by Commissioner Mellonee Wilding and passed unanimously.

**MOTION:** A Motion was made by Commissioner Jared Holmgren to amend the agenda and move Item #5, Unfinished Business to after Item #6, Public Hearings. The Motion was seconded by Commissioner Mellonee Wilding and passed unanimously.

## PUBLIC HEARINGS

Chairman Laurie Munns explained public hearings provide an opportunity for the public to voice their concerns or approval on an item. In the meeting there is also unfinished business, public hearings, and new business. The unfinished business and new business provides opportunity for the commissioners to take action on an item. It is not a time for public comment or input. Although the commissioners may ask questions of the applicant during these times.

**ANDREASEN ZONING MAP AMENDMENT, Z18-006, Request to re-zone property from A-20 (agricultural 20 acres) to RR-1 (rural residential 1 acre) at approximately 3300 North 4425 West in the Corinne area of unincorporated Box Elder County.**

Staff said at the May 2018 Planning Commission Meeting a similar item was brought before the commission requesting a re-zone from A-20 to RR-20. Following the public hearing in the May meeting, it was requested that the RR-1 zone be brought before the commission as well. The RR-1 zone is being offered as an alternative option to RR-20 because the West Corinne Community Plan shows this area as potential RR-1 in the future. The original proposal last month was based on the fact there is a lot of RR-20 half-acre zoning already in the area.

The public hearing was then opened for comments. There were no comments.

Hearing no comments a motion was made by Commissioner Bonnie Robinson to close the public hearing on the Andreasen Zoning Map Amendment Z18-006, the motion was seconded by Commissioner Mellonee Wilding and passed unanimously.

**ACTION**

Chairman Laurie Munns invited applicants, Roy and Lorraine Andreasen, to the podium to discuss the proposed zoning change.

Commissioner Mellonee Wilding stated the commission understands the intent was to build one house on the property but the RR-20 zone opens up the opportunity for more homes to be built. So for density reasons the commission questions if the RR-1 zone would meet the needs for your plans.

Roy Andreasen said the plan is to build one home and have enough acreage left to keep our horses and cattle. We are currently renting the farm to Boyd Bingham; he plans to build some feed lots and have one of his sons move into the house where we currently live.

**MOTION:** A Motion was made by Commissioner Bonnie Robinson to forward a recommendation of approval to the county commission for the Andreasen Zoning Map Amendment, Z18-006 from A-20 to RR-1 along with any findings and conditions in the staff report. The motion was seconded by Commissioner Michael Udy and passed unanimously.

**BLOCK UNITED TEMPORARY USE PERMIT, TUP18-001, Request for a two year Temporary Use Permit to locate a data center consisting of eleven temporary conex type containers, transformers, and associated power equipment at 7950 W. 24000 N. in the Plymouth area of Unincorporated Box Elder County.**

Staff said the applicant has requested a temporary use permit for two years to locate and operate a data processing center on the property. The property is south of Portage and northwest of Plymouth. Most people are familiar with it as Washakie Renewable Energy. Locating here for the applicant is due to the presence of a sub-station. The data center would require proximity to a sub-

station due to the power consumption. The data center will be an unmanned facility consisting of 11 conex containers that process data. There will be a security fence surrounding the data center.

The public hearing was then opened for comments. There were no comments.

Hearing no public comments a motion was made by Commissioner Mellonee Wilding to close the public hearing, the motion was seconded by Commissioner Bonnie Robinson and passed unanimously.

### **ACTION**

Robert Nash, ICPE, representing Block United said Box Elder County was chosen as a facility site because of the sub-station. The sub-station has a 40 megawatt capability but right now has about a ½ megawatt usage on it. It has become a stranded investment for the owners. It is a remote and safe area. The contract with the owners is a one-year contract.

Commissioner Bonnie Robinson stated she sees no benefit to the county. She confirmed that if the contract is not renewed for a second year by the owners they will have to pull out and remove the containers.

**MOTION:** A Motion was made by Commissioner Mellonee Wilding to approve Application TUP18-001 for a temporary data processing center including the adoption of all conditions and findings by staff as listed in the staff report. The motion was seconded by Commissioner Jared Holmgren and unanimously carried.

### **UNFINISHED BUSINESS**

**ANDREASEN ZONING MAP AMENDMENT, Z18-005, Request to re-zone property from A-20 (agricultural 20 acres) to RR-20 (rural residential 20,000 sq. ft.) at approximately 3300 North 4425 West in the Corinne area of unincorporated Box Elder County.**

**MOTION:** A motion was made by Commissioner Bonnie Robinson to forward a recommendation of denial to the county commission on the Andreasen Zoning Map Amendment Z-18-005 from A-20 to RR-20. The motion was seconded by Commissioner Mellonee Wilding and unanimously carried.

### **NEW BUSINESS**

**BROOKSIDE ESTATES SUBDIVISION PHASE 2 1ST AMENDMENT, SS18-013, at approximately 15890 North 4400 West in the Fielding Area of unincorporated Box Elder County.**

Staff said this item is an amendment to Brookside Estates Subdivision Phase 2. The applicant is looking to modify lots 6 and 7. Lot 6 would be reduced from 6.23 acres to 4 acres. Lot 7 would increase from 1 to 1 ½ acres. The remainder parcel would increase also. Access to these lots exists on private easements. However there would be a new road dedicated to the county which is 15800

North and there is a private lane leading to Lot 6. The utilities were all approved at the time the original subdivision was approved. All departments have reviewed the amendment which has met all the requirements. The only requirement remaining is the improvement drawing for the dedicated road along with the bond or escrow agreement for the new road. Staff feels comfortable recommending approval of the amended subdivision.

**MOTION:** A Motion was made by Commissioner Bonnie Robinson to approve the Brookside Estates Subdivision Amendment SS18-013 and adopting the recommended conditions and findings listed in the staff report. The motion was seconded by Commissioner Mellonee Wilding and unanimously carried.

**OPEN COUNTRY STORAGE SITE PLAN, SP18-002, at approximately 10620 North 10800 West in the Thatcher Area of unincorporated Box Elder County.**

Staff said this is a site plan for storage units. The area is un-zoned. To the north of this area is a mix of residential and agricultural zones and also to the south and west. To the east is agriculture. Staff stated Box Elder County Land Use Management & Development Code Section 2-2-120.D.2.c allows storage units as a commercial use in un-zoned areas. Staff reviewed Section 2-2-090 the standards for approval for permitted uses as follow:

- A. The proposed use shall be allowed as a permitted use in the applicable zone. *Yes***
- B. The proposed use shall conform to development standards of the applicable zone. *Yes***
- C. The proposed use shall conform to all applicable regulations of general applicability and regulations for specific uses set forth in this Code. *The applicant is working to submit this information.***
- D. The proposed use shall conform to any other applicable requirements of Box Elder County Ordinances. *The applicant is working to submit this information.***
- E. If the proposed use is located on a lot or parcel which has been subdivided without County approval a subdivision plat shall be approved and recorded as a condition of approval. *N/A***

Staff said access to the property would be obtained off Hwy 102. The applicant will need a letter from UDOT approving the access to the storage units. Staff has received the engineer's comments and they conform to what the road supervisor also sent. The road section needs to be shown on the site plan and the road would need to be built to carry loads for firefighting equipment. There also needs to be a turnaround at the end of the private drive on the east. Staff will also need a drainage plan. Fire protection also needs to be addressed and needs the input of the county fire marshal which staff is waiting to hear from him.

Commissioner Laurie Munns asked applicants Lindsay and Kay Anderson to join the discussion.

Lindsay Anderson said some changes have been made to the site plan. The buildings were proposed to be on the north side of the property instead of the south side where they are drawn now. The access was going to come in from the south and turn.

Commissioner Bonnie Robinson asked how many feet is between the road and the house. Staff said it looks to be around 15 ft. Mr. Anderson agreed it may be 15 ft. but it is enough to drive his vehicle through.

Commissioner Mellonee Wilding feels it is premature to approve the site plan with the long list of things still needing to be done including a fire report, a letter from UDOT for access, the drainage report, and the site plan is also inaccurate.

Commissioner Laurie Munns asked staff if these things could be done within a month. Staff said it is possible and would send it back out for review.

**MOTION:** A Motion was made by Commissioner Mellonee Wilding to table the Open Country Storage Site Plan SP18-002 in the West Thatcher area until more information is completed and re-visit the item in the July planning commission meeting. The motion was seconded by Commissioner Bonnie Robinson and unanimously carried.

**WORKING REPORTS - NONE**

**PUBLIC COMMENTS - NONE**

**ADJOURN**

**MOTION:** A Motion was made by Commissioner Bonnie Robinson to adjourn commission meeting. The motion was seconded by Commissioner Mellonee Wilding and meeting adjourned at 7:45 p.m.

  
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Laurie Munns, Vice Chairman  
Box Elder County Planning Commission

