

BOX ELDER COUNTY PLANNING COMMISSION MINUTES December 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:

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

The following citizens were present:

Brandon Brown/Willard

Jim Flint/Brigham City

The Minutes of the November 19, 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

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. After the public hearing on an item the Planning Commissioners would then discuss and take action on the item.

BINGHAM FAMILY PROPERTIES, SS15-026; COUNTRY ACRES 4-LOT LOCATED AT APPROXIMATELY 13600 NORTH 3100 WEST IN THE COLLINSTON AREA OF BOX ELDER COUNTY.

Staff explained that this applicant was requesting final approval on this 4-lot subdivision located in the Collinston area. Access to all of the lots is from 3100 West. Letters have been received regarding the utilities, but not from the Bear River Health Department and a Geo-Tech report and a title report. The subdivision has been reviewed by other county department and no concerns were received. No comments were given and the Hearing was closed with a Motion by **Commissioner Bonnie Robinson**; seconded by **Commissioner Michael Udy** and was unanimous.

ACTION

Staff recommended approval with conditions, noting that the application would not be presented to the County Commission until all of the necessary reports/approvals were received.

MOTION: A Motion was made by **Commissioner Laurie Munns** to forward a recommendation of approval to the County Commission once all the necessary approvals and title report are received and with the conditions as outlined by Staff. Motion was seconded by **Commissioner Michael Udy** and passed unanimously.

Conditions for Approval:

1. Compliance with Article 5, Regulations of General Applicability, of the BECLUM&DC.
2. Compliance with Chapter 6-1, Subdivisions, of the BECLUM&DC.
3. Compliance with all the comments from County staff.
4. Compliance with all applicable County, State and Federal laws regulating the proposed use, including all current licenses, permits, etc.

SCOTT & VERONICA HOLLAND, CUP15-006; ACCESSORY DWELLING LOCATED AT APPROXIMATELY 4345 NORTH HIGHWAY 38 IN THE HARPER WARD AREA OF BOX ELDER COUNTY.

Staff informed that Planning Commissioner that this request had been removed from the agenda at the request of the petitioners. Because it had been noticed for a public hearing Chairman Chad Munns said that comments would be taken, but none were received and a Motion to close the Hearing was made by **Commissioner Desiray Larsen**; seconded by **Commissioner Bonnie Robinson** and was unanimous.

ACTION

Staff recommended tabling this request.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to Table the Scott & Veronica Holland request for an accessory dwelling; seconded by **Commissioner Laurie Munns** and passed unanimously.

UNFINISHED BUSINESS--NONE

NEW BUSINESS

MITTON PEAK PUD, CUP15-001; APPLICANT IS REQUESTING AN EXTENSION ON THE EXPIRATION DATE OF THE CONDITIONAL USE PERMIT APPROVED JUNE 18, 2015. LOCATED AT APPROXIMATELY 4900 NORTH HIGHWAY 38 IN THE HARPER WARD AREA OF BOX ELDER COUNTY.

This petitioner was requesting an extension on their Conditional Use Permit that was granted in June 2015 and it is required that work needs to be started within a six month period. As no work on the subdivision has begun they were requesting this extension. After some discussion, the following motion was made.

MOTION: A Motion was made by **Commissioner Laurie Munns** to grant a six month

extension to the Mitton Peak PUD, Conditional Use Permit. Motion seconded by **Commissioner Michael Udy** and passed unanimously.

FAIRBANKS ESTATES SUBDIVISION AMENDED, SS15-027; PETITION TO AMEND LOTS 5 AND 6 IN PHASE 1 AND LOT 22 IN PHASE 2 LOCATED AT APPROXIMATELY 7435 SOUTH 530 WEST IN THE SOUTH WILLARD AREA OF BOX ELDER COUNTY.

Staff explained that this petitioner was requesting an amendment to the Fairbanks Estates Subdivision, Phase 1 and Phase 2 to adjust the lot line of tot 5 and join lots 6 and 22 together. All of the country reviewing department have reviewed this request and given their approval. Lots 6 and 22 are owned by the same person and he wants to join the two together. Other neighbors in the area are aware of this request and have not expressed any objections.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to approve the amended plat with conditions as outlined by staff. Motion seconded by **Commissioner Desiray Larsen** and passed unanimously.

Conditions for Approval:

1. Compliance with Article 5, Regulations of General Applicability, of the BECLUM&DC.
2. Compliance with Chapter 6-1, Subdivisions, of the BECLUM&DC.
3. Compliance with all the comments from County staff, and review and approval of the County Attorney.
4. Compliance with all applicable County, State and Federal laws regulating the proposed use, including all current licenses, permits, etc.

LAYNE JULANDER SUBDIVISION AMENDED, SS15-028; PETITION TO AMEND LOT 1 OF THE LAYNE JULANDER SUBDIVISION LOCATED AT APPROXIMATELY 4600 NORTH 2800 WEST.

Staff explained that this petitioner was requesting this amendment in order to create an additional lot that will have access from 4600 North with an easement of approximately 250 feet granted by the owners of Lot 1. All utility letters have been received except from the Health Department for the septic system and the petitioner is working toward acquiring that approval.

MOTION: A Motion was made by **Commissioner Laurie Munns** to approve application number SS15-028, an amended plat for Layne Julander Subdivision Amended, located at approximately 4600 North 2823 West in the Corinne/Bear River City area of unincorporated Box Elder County, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below. Motion was seconded by **Commissioner Bonnie Robinson** and passed unanimously.

Conditions for Approval:

1. Compliance with Article 5, Regulations of General Applicability, of the BECLUM&DC.
2. Compliance with Chapter 6-1, Subdivisions, of the BECLUM&DC.
3. Compliance with all the comments from County staff.
4. Compliance with all applicable County, State and Federal laws regulating the proposed use, including all current licenses, permits, etc.

HAROLD SANDALL SUBDIVISION VACATE, SS15-029; PETITION TO VACATE NINE LOTS FROM THE HAROLD SANDALL SUBDIVISION LOCATED IN THE DOVE CREEK AREA OF BOX ELDER COUNTY.

This applicant was requesting vacating nine lots in the Harold Sandall Subdivision located on county road 703 in the Dove Creek area. This subdivision was created in 1973 and all of the lots included in the request are owned by Jay Sandall (Block 2 lots 6 through 10 and Block 3 lots 4 through 7). If granted this request will be done with an Ordinance written for the County Commission to approve.

MOTION: A Motion was made by **Commissioner Laurie Munns** to forward a recommendation of approval to the County Commission for application number SS15-029, vacating Block 2 Lots 6 through 10 and Block 3 Lots 4 through 7 of the Harold Sandall Subdivision located in Sections 25 and 26 of T13N R16W in the Dove Creek area of unincorporated Box Elder County, and adopting the exhibits, conditions and findings of the staff report. Motion was seconded by **Commissioner Desiray Larsen** and passed unanimously.

WORKING REPORTS

CHAPTER 4-3 - PLANNED UNIT DEVELOPMENTS; AMENDMENTS TO ARTICLE 4 OF THE BECLUM&DC TO INCLUDE A CHAPTER REGULATING PLANNED UNIT DEVELOPMENTS.

At the November 2015 meeting of the Planning Commission a recommendation was forwarded to the County Commission regarding the removal of *Chapter 4-3; Planned Unit Developments*, in Box Elder County. When it was presented to the County Commissioners they requested that a time frame be placed in order for work to proceed in rewriting this particular chapter. A three month time period was suggested by the Commissioners. Staff said that they have been working on this chapter already and would be ready for a work session in January 2016. After discussing this issue, it was decided to hold a work session before the regularly scheduled planning commission meeting on January 21, 2016. The work session will start at 5:30 p.m. (January 21, 2016).

The annual dinner for the planning commissioners was scheduled for Tuesday, January 5, 2016 at Maddox.

PUBLIC COMMENTS -- NONE

A **Motion** was made to adjourn at 7:42 p.m., unanimous.

Passed and adopted in regular session this 21st day of January 2016.

Chad Munns, Chairman
Box Elder County
Planning Commission