
MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
MARCH 16, 2000

The Board of Planning Commissioners of Box Elder County, Utah met in a Public Hearing scheduled and advertised 14 days in advance, at the County Courthouse, 01 South Main Street in Brigham City, Utah at 7:00 p.m., on **MARCH 16, 2000**. The following members were present constituting a quorum:

Richard Kimber	Chairman
Royal Norman	Member
Deanne Halling	Member
David Tea	Member
Stan Reese	Member
Theron Eberhard	Member

The following members were excused:

Jon Thompson	Vice-Chairman
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The following Staff were present:

Garth Day	County Planner
Malinda Hansen	Department Secretary

The following public members were in attendance:

Gertrude Secrist	Collinston
Marelyn Pali	Tremonton
Braiden Thurston	Garland
Susan Thurston	Garland
David John	Tremonton
Kris John	Tremonton
Jon Forsbog	Bear River
Scott Olson	Bear River
Colter Christensen	Bear River
Stephen Pearson	Bear River
Kai Johnson	Bear River

Garren Shakespear	Bear River
Mark Rasmussen	Bear River
Josh Dallin	Bear River
Blaine Rupp	Tremonton
Mark Scott	Tremonton

I. PUBLIC HEARING - LAND USE MANAGEMENT AND DEVELOPMENT CODE

Commissioner Kimber reviewed with the public that the purpose of this hearing was to address public comments or concerns, possibly answer questions that the commission feel are necessary or appropriate. After the hearing the commission will then take the information acquired at the public hearing and make any necessary changes before presenting the Code to the County Commission. Mr. Day reviewed the proposed changes with the public and the commissioners (Attachment "1"). Commissioner Kimber then opened the plan to the public for comment. Mr. John made comment that the access to major street portion, was greatly needed and long over due in the Iowa String area. No other public comments were received.

The public meeting was adjourned at 7:35 p.m.

The regular session was called to order by **Chairman Kimber** at 7:35 p.m.

APPROVAL OF MINUTES

THE MINUTES OF THE REGULAR MEETING HELD ON FEBRUARY 17, 2000 WERE APPROVED ON A MOTION BY **COMMISSIONER NORMAN, SECONDED BY **COMMISSIONER TEA** AND UNANIMOUSLY APPROVED.**

AGENDA: ATTACHMENT NO.2

MOTION: A motion was made by **Commissioner Tea** to recommend to the County Commission the revisions, corrections and additions to the Land Use Management and Development Code for their acceptance. The motion was seconded by **Commissioner Reese** and unanimously approved.

SUBDIVISIONS

Sunny Hollow Minor Subdivision, Amendment 3

Mr. Day reviewed the amendment to this minor subdivision which was originally approved in July of 1983. This subdivision amendment meets all state and county requirements.

MOTION: A motion was made by **Commissioner Reese** to approve the requested amendment, and authorizing the Chairman to sign. The motion was seconded by **Commissioner Eberhard** and unanimously approved.

Thurston Subdivison

Mr. Day reviewed the Thurston one lot subdivision and stated that this subdivision meets all the requirements set forth by the state and county.

MOTION: A motion was made by **Commissioner Reese** to approve the Thurston Subdivision for concept, preliminary and final phases and authorizing the Chairman to sign and refer to County Commission for approval. The motion was seconded by **Commissioner Halling** and unanimously approved.

David O Subdivision

Mr. Day reviewed the David O one lot subdivision and stated that this subdivision meets all the requirements set forth by the state and county.

MOTION: A motion was made by **Commissioner Reese** to approve the David O Subdivision for concept, preliminary and final phases authorizing the Chairman to sign and refer to County Commission for approval. The motion was seconded by **Commissioner Eberhard** and unanimously approved.

Millennial Heights, Phase 1

Mr. Day reviewed with the Commission the request that was previously presented to the commission on February 17, 2000 for the request of non-radial lot lines. The commission denied this request. Mr. Day showed on the new plat now that the radial lot lines are being adhered to and showed how it now allows the lots and homes to be square with the road. Commissioner Norman stated that in meetings held with the Willard Flood Control some of the main issues were that the detention basin has always been in existence on this subdivision and the water during heavy run off from the mountain, ran approximately on the north side of the newly created lots and had in the past filled up the detention basin and then ran under the highway. The concern is now that the subdivision is built there will be a greater need for a larger detention basin to accommodate the subdivision. Commissioner Norman stated that the flood district needs answers in regards to these questions and it will not make a decision on this subdivision until they see the new drawings implementing the revisions needed to accommodate these concerns. Mr. Harold stated that Reeve and Associates have increased the detention basin in size to accommodate the mountain runoff as well as the subdivision detention needs. He stated that the engineers will have plans showing that piping will be installed under the ground to handle the runoff. Irrigation boxes are to be abandoned along with the 4" irrigation line. It was stated that there are still some issues not resolved with the local irrigators. Commissioner Kimber suggested that if a motion were to be made the commission should take into consideration these issues with the Willard Flood Control, the local irrigation, along with various needed easements.

MOTION: A motion was made by **Commissioner Halling** for preliminary approval, contingent upon resolution with the issues surrounding the Willard Flood Control, the local

irrigation, and various needed easements. The motion was seconded by **Commissioner Tea** and unanimously approved.

Whipple Subdivision, Three lot

Mr. Jensen was in attendance representing Hansen and Associates and Ms. Peck for this subdivision. Mr. Day stated that the lots meet existing zoning requirements in regards to size. Mr. Jensen stated that he had telephoned the Willard Flood Control District today as he had not yet received word of approval from them. The Willard Flood Control stated that they had of yet not received a final set of drawings for their review and approval. Mr. Day stated that in the February 17, 2000, Planning Commission meeting it was made in the form of a motion that Ms. Peck either obtain a dedication from W.R. White for the remaining portion required for a public street or provide a Home Owner's Association and create a private road. W.R. White has refused the dedication request. Mr. Day stated that Ms. Peck had turned in late this afternoon a home owners association but he had not time to review.

MOTION: A motion was made by **Commissioner Halling** to table this issue until Mr. Day has time to review the documentation received in regards to the private road and home owners association and approval from flood district is received. The motion was seconded by **Commissioner Tea** and unanimously approved.

OTHER CONSIDERATIONS FOR APPROVAL

Rupp Trucking, CUP, (to create a hot plant within an existing gravel pit)

Mr. Day reviewed with the commission some of the concerns with this CUP. One being that the owners, due to demand in the business, may not utilize the hot plant on a yearly basis. Currently in the County Code it stipulates that if a CUP is not used for 365 days the CUP will expire. Commissioner Kimber suggested to Mr. Scott and Mr. Rupp that if due to trends in development the hot plant will not be utilized within a 365 day period, Rupp Trucking could in writing submit to the commission a request for an extension. Mr. Scott stated that with the installation of a permanent hot plant no increased traffic would be created.

MOTION: A motion was made by **Commissioner Reese** to recommend to the County Commission the Conditional Use Permit as long as they used the hot plant within a one year period or submit in writing a request for permission of an extension to the commission, and allowing the drivers to continue to use 3100 West for access. The motion was seconded by **Commissioner Halling** and approved with **one abstention, by Commissioner Eberhard** as he opposed the motion due to the allowing of continued access on 3100 West.

Rupp, Agricultural Protection Zone

Mr. Day presented this application for recommendation of the commission to the County Commission, he stated that he had reviewed with Mr. Rupp his recommendations.

Mr. Day stated that after an inspection of the above mentioned petition, staff recommends eliminating those portions located in the Collinston area consisting of 84.95 acres, due to following:

The Rupp Properties along Hwy 38 is not currently being used for agricultural uses.

Staff recommends creating the agricultural protection area for 299.72 acres located in that portion South of Tremonton.

MOTION: A motion was made by **Commissioner Norman** to recommend to the County Commission the Rupp Agricultural Protection Zone excluding those portions in the Collinston area consisting of 84.95 acres leaving a total of 299.72 acres located in the South Tremonton area. The motion was seconded by **Commissioner Eberhard** and unanimously approved.

ITEMS FOR DISCUSSION

MOTION: A motion was made by **Commissioner Reese** to leave the existing Commission Chairman, Commissioner Kimber and Vice-Chairman, Commissioner Thompson for the next one year term. The motion was seconded by **Commissioner Halling** and unanimously approved.

Miscellaneous Business

Mr. Day notified the commission of a law-suit that was filed against the county commissioners by RHN properties in regards to the Special Service "P" District created in Beaver Dam for the High Country Estates. Their basis for the suit is that they state that the County Commission performed an illegal Zone change in the Beaver Dam area. The County is standing behind their decision.

ADJOURNMENT

A motion was made by Commissioner Reese to adjourn the meeting at 8:50.

Passed and adopted in regular session this 20th day of April, 2000.



Jon Thompson
Box Elder County Planning Commission Vice-Chairman

To: Box Elder County Commission
From: Garth Day
Subject: Land Use Management and
Development Code
Date: April 21, 2000

**“ATTACHMENT 1”
BOX ELDER COUNTY
PLANNING & ECONOMIC
DEVELOPMENT**

DETERMINATION: *Whether or not to recommend to the County Commission to
approve the Development Code.*

At the last Planning Commission meeting the commission was presented with the code for review.

I have reviewed the code and recommend the following additions:

Chapter 3; Subdivision submittals to include (1) 11x17 copy of plat.
Add the following schedule for subdivision reviews;

All required documentation, plats, due 10 business days prior to
Planning Commission (First Thursday of the each month).

The next Monday office personnel review applications and and set up
complete applications on agenda.

Friday prior information packets and agendas are mailed out to
Planning Commission, interested parties, newspapers.

Planning Commission on Third Thursday

Friday review and everything applicable for County Commission set
on agenda, and notify all applicants in writing where action was taken.

Add the requirement that the final subdivision cost estimates be prepared by
a licensed engineer and stamped.

45 day action is currently required by the code. Add a provision that if the
requirement is not met, the Planning Commission must take action again.

Add financial guarantees requirements with the following options:

- 1) Establish an escrow account as per engineers cost estimate with
10% guarantee, to be held for one year.

- 2) A bond in place from a financial institution which guarantees
improvements, as per engineers cost estimate with 10% guarantee, to



Access to Major Streets.

Where a subdivision borders on or contains an existing or proposed major street, access to such streets shall be limited to a minimum distance of one thousand three hundred twenty (1,320) feet, unless otherwise approved by the Planning Commission. Screening shall be required as a buffer to such streets.

Half streets proposed along a subdivision boundary or within any part of a subdivision shall not be permitted.

Improvements and Guarantee.

The owner of any land to be platted as a subdivision and recorded pursuant to the provisions of this code, shall at his own expense install the required improvements within a period of two (2) years from the date the final plat is recorded. Said owner(s) shall insure or guarantee the installation of such improvements by one of the following methods specified as follows:

- (1) **Performance Bonds.** The developer may furnish and file with the County Clerk a corporate surety bond, approved by the County Commission and County Attorney, in an amount equal to the cost of the required improvements plus 10 percent (10%) as estimated by the developer and approved by the County Commission to secure the installation of required improvements within two (2) years from the date the final plat is recorded and to secure the ten percent (10%) guarantee amount for one (1) year beyond the date of final acceptance of improvements.
- (2) **Deposit in Escrow.** The developer may deposit in escrow with an escrow holder approved by the County Commission an amount of money equal to the cost of improvements required plus ten percent (10%) as estimated by the developer and approved by the County Commission under an escrow agreement conditioned for the installation of said improvements within two (2) years from the date the final plat is recorded. The escrow agreement shall be approved by the County Commission and County Attorney and shall be filed with the County Clerk. The ten percent (10%) improvement guarantee amount will be held for one (1) year beyond the date of conditional final acceptance of improvements.

Default. In the event the developer defaults, fails or neglects to satisfactorily install the required improvements within two (2) years from the date the final plat is recorded, the County may declare the bond or escrow deposit forfeited, and the County may install or cause the required improvements to be installed using the proceeds from the collection of the bond or escrow to defray the expense thereof. The County Commission may, upon proof of difficulty, extend the completion date.

Reduction of Performance Bond or Escrow Funds. The County shall not release nor reduce a performance bond or escrow funds on any required improvement until the developer provides a statement for monies requested signed by the County Commission noting the improvements have been satisfactorily completed. In no event shall escrow funds or a performance bond be reduced below ten percent (10%) of the principal amount.

Acceptance of Off-Site Improvements.

- (1) Conditional Acceptance. After the completion of all off-site improvements and upon receiving a written statement from the County Surveyor that all required improvements have been satisfactorily completed, the County Commission shall conditionally accept the improvements for a one (1) year guarantee period. Such approval shall not be given until the applicant's engineer has certified to the County, through submission of detailed "as built" construction plans of the subdivision, indicating location, dimensions, materials and other information required by the County, that the layout of the line and grade of all public improvements is in accordance with the construction plans filed with the final plat. Said "as built" plans shall be submitted in ink on reproducible plat map. A minimum of ten percent (10%) of the total principal amount of the escrow funds or performance bond or letter of credit commitment, will be held during a one (1) year guarantee period.

- (2) Guarantee Period. The developer shall warrant and guarantee all the improvements within the subdivision will remain in good condition for a period of one (1) year after the date of conditional acceptance by the County, and agrees to make all repairs to maintain the improvements during the guarantee period at no cost to the County. The guarantee shall extend to and include, but shall not be limited to, the entire street, sub-grade base and surface, all pipes, curbs, gutters, approaches, sidewalks, fences, and other accessories that are or may be affected by the construction operations. Whenever in the judgment of the County Surveyor, said work shall be in need of repair, maintenance, or rebuilding, he shall cause a written notice to be served upon the developer and thereupon the developer shall undertake and complete such repairs, maintenance or rebuilding. The determination of the necessity for repairs and maintenance of the work rests with the County Surveyor whose decision upon the matter shall be final and binding upon the developer. Upon the developer's failure to perform the required repair work within sixty (60) days from the date of service of such written notice, the County shall have such repairs made, and the cost of such repairs shall be paid for by use of the 10% guarantee funds.

SITE PLAN REVIEW

Purpose and Objectives
Approval Required
Application and Fee
Consideration in Review of Applications
Findings and Decisions
Notification of Approval or Denial
Completion and Maintenance of Site
Site Plan Modifications and Amendments
Issuance of Permit
Bonds
Deadline for Development

Purpose and Objectives

The site plan review procedures set forth herein are established in order to encourage adequate advance planning and assure a good quality of environment for Box Elder County. This procedure is intended to provide for orderly, harmonious, safe and functionally efficient development consistent with priorities, values, and guidelines stated in the Box Elder County Land Use Management and Development Code, and various elements of the General Plan and for the general welfare of the community. It is not the purpose of this Chapter to so rigidly control design so as to stifle creativity or individual expression, or to cause substantial, unnecessary expense; rather, any control exercised is intended to be the minimum necessary to efficiently achieve the objectives stated herein.

Approval Required

Except as may be provided for elsewhere in this Chapter, site plan approval shall be required for all of the following uses, together with any others for which it is required elsewhere in these Ordinances:

- (a) Any industrial use.
- (b) Any commercial use.
- (c) Any institutional use.
- (d) Any multifamily residential development.

In situations requiring site plan approval, no building permit for the construction of any building, structure, or improvement to the site shall be issued prior to approval of the site plan. No clearing, grubbing, grading, drainage work, parking lot construction or other site improvement shall be allowed prior to approval of the site plan.

Application and Fee

- (1) Application for site plan review shall be made by the property owner, or the property owner's authorized agent, on a form prescribed for this purpose by the Box Elder County. At the time of filing the application, the applicant shall pay to Box Elder County a fee as provided in the Box Elder County's schedule of fees, which fees may be changed from time to time by resolution of the Box Elder County Commission.
- (2) The application for site plan approval shall consist of the following:
 - (a) Application form completed.
 - (b) A Survey at a scale no smaller than 1" = 100' showing the deed boundary, all deed boundaries of adjacent parcels, and all existing natural and man-made features, such as fences, ditches, buildings, etc., within fifty feet (50') of the property line.
- (3) Seven (7) copies of the site development plan(s) at a scale no smaller than 1" = 100' and one reduced copy on 11 X 17 inch paper. The site plan shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah. Each copy shall contain the following items:

Site Plan showing the following items:

- (a) All facilities related to the project that are within 250 feet of the site boundary.
- (b) Layout, dimensions, and names of existing and future road rights of way. New street names must be cleared through the County.
- (c) Project name, North arrow, and tie to a section monument.
- (d) The boundary lines of the project site with bearings and distances.
- (e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.
- (f) Location, dimensions, and labeling of other features such as signage, fences, etc.
- (g) Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings.
- (h) A tabulation table, showing total gross acreage, square footage of street rights of way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, and number of parking spaces.

Grading and Drainage Plan showing the following:

- (a) North arrow, scale, and site plan underlay.
- (b) Topography at 1 foot intervals.
- (c) Areas of substantial earth moving with an erosion control plan.
- (d) Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and waste water.
- (e) Location of any designated flood plain and/or wetland boundaries.
- (f) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off site facilities, and off site drainage facilities when necessary. Drainage plans are to facilitate a ten (10) year storm event. The discharge rate off-site is restricted to 0.1 cubic ft./second, or less where off-site facilities to accept storm water are limited.
- (g) Hydraulic and hydro logic storm drainage calculations using a ten year storm event. One hundred year events may need to be accommodated in certain location in the path of major drainage.

Utility Plan showing the following:

- (a) North arrow, scale, and site plan underlay.
- (b) All existing and proposed utilities including but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and street lights.
- (c) Minimum fire flow required by the Uniform Fire Code for the proposed structures, and fire flow calculations at all hydrant locations.
- (d) Location and dimensions of all utility easements.
- (e) A letter from the Sewer and Water providers, addressing the feasibility and their requirements to serve the project.

Landscaping Plan showing the following:

- (a) North arrow, scale, and site plan underlay.
- (b) Sprinkler system layout and type of heads.
- (c) Flow rate assumed for sprinkler system.

- (d) Plant materials and location, including species and size.

Architectural Renderings (Building Elevations) showing the following:

- (a) Accurate front, rear, and side elevations drawn to scale.
- (b) All exterior surfacing materials and colors shall be specified.
- (c) Outdoor lighting, furnishings and architectural accents shall be specified.
- (d) Location and dimensions of all signage proposed to be attached to the building or structure.

Other Information that may be Required:

- (a) Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters.
- (b) When the project is located within the Hillside Overlay District, additional reports are required.
- (c) Evidence of compliance with all applicable federal, state, and local laws and regulations.
- (d) A traffic analysis.
- (e) Warranty Deed or Preliminary Title Report.
- (f) Wastewater discharge approval from Bear River District Health Department.
- (g) Quarter section aerial map(s) of the site from Box Elder County Surveyor's Office.
- (h) Courtesy notice of the public meeting at which the site plan application is reviewed by the Planning Commission shall be provided in accordance with notice requirement contained in this code.

Consideration in Review of Applications

The Planning Commission and the Box Elder County Staff shall review the application and consider the following matters, and others when applicable.

Considerations Relating to Traffic Safety and Traffic Congestion.

- (1) The effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned.

- (2) The layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways.
- (3) The arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Box Elder County ordinances regarding the same.
- (4) The location, arrangement, and dimensions of truck loading and unloading facilities.
- (5) The circulation patterns within the boundaries of the development.
- (6) The surfacing and lighting of off-street parking facilities.
- (7) Provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.

Consideration Relating to Outdoor Advertising.

- (1) Compliance with the provisions of the Box Elder County Sign Ordinance. Sign permit applications will be reviewed and permits issued as a separate process and action simultaneous with or following site plan review.

Consideration Relating to Landscaping.

- (1) The location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.
- (2) The planting of ground cover or other surfaces to prevent dust and erosion.
- (3) The unnecessary destruction of existing healthy trees.
- (4) Compliance with Box Elder County General Plan guidelines to promote consistent forms of development within the districts of the Box Elder County as identified in the General Plan.

Consideration Relating to Buildings and Site Layout.

- (1) Consideration of the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan.
- (2) Consideration of exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.

(3) Compliance of project with applicable development standards and Zoning Ordinance.

Consideration Relating to Drainage and Irrigation. The effect of the site development plan on the adequacy of the storm and surface water drainage. The need for piping of irrigation ditches bordering or within the site.

Other Considerations Relating to Neighborhood Compatibility, including, but not limited to:

- (1) Buffering.
- (2) Lighting.
- (3) Placement of trash containers and disposal facilities.

Findings and Decisions

Upon a finding by the Planning Commission, or other review body as this code may require, that the application meets the intent of this Chapter and after consideration of the items listed in the previous Section, the design approval shall be granted, subject to such conditions as are necessary; otherwise, approval shall be denied. The Planning Commission, or other review body, may request further information or subsequent presentation prior to approval or denial.

Notification of Approval or Denial

Upon granting or denying of site plan approval, the Box Elder County Planning Commission shall prepare and mail or deliver to the applicant a formal statement of the decision, and, in the case of a denial, the reasons therefor. The applicant shall provide the Box Elder County Planning Commission a copy of the site plan including any corrections or revisions required by the Box Elder County. Once in final, approved form, the site plan shall be marked as "Approved" by the Box Elder County.

Completion and Maintenance of Site

Every site shall conform to the approved site plan or amended site plan. No structures or improvements may be added to a site that are not included on the approved site plan. All improvements shown on the approved site plan or amended site plan shall be maintained in a neat and attractive manner. Failure to complete or maintain a site in accordance with the approved site plan shall be a violation of the terms of this Chapter.

Site Plan Modifications and Amendments

Except as may be provided for elsewhere in this Chapter, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:

- (1) **When Required.** An amended site plan shall be submitted to the Planning Commission for review and approval whenever any of the following changes are proposed for a site which

would require site plan review under in accordance with this Chapter.

- (a) The exterior dimensions of a building on the site are to be changed;
 - (b) The amount or type of proposed landscaping is to be changed (unless the applicant adds landscaping in addition to the landscaping required by the original site plan);
 - (c) The number or location of on-site parking spaces is to be changed;
 - (d) Exterior display areas are to be established or changed;
 - (e) Additions or deletions to existing buildings, structures or fixtures on site are being made;
 - (f) New buildings or structures are being added to the site;
 - (g) Provisions of this Title require an amended site plan to be submitted.
- (1) Approval. The procedure for approval of an amended site plan shall be the same as the procedure for approval of an original site plan as set forth in this Chapter.
- (2) Required Improvements. Except as provided for elsewhere in this Chapter, when a site plan is amended, the site shall be brought into compliance with the current Zoning Ordinance in the following areas:
- (a) Landscaping.
 - (b) Storage.
 - (c) Off-street parking.
 - (d) Lighting.
 - (e) Vehicular access.
 - (f) Off-street loading and unloading.
 - (g) Setbacks and building heights.
 - (h) On-site surface water drainage.
 - (i) Off-site curb, gutter and sidewalk.
 - (j) Piping of irrigation ditches.
 - (k) Sign requirements.

Issuance of Permit

A building permit shall not be issued for any building or structure, external alterations thereto, or any sign or advertising structure until the provisions of this Chapter have been complied with. Any building permit issued shall expressly require that development be undertaken and completed in conformity with the site plans as approved.

Bonds

In order to assure that the development will be constructed to completion in an acceptable manner, the applicant may be required to enter into an agreement and provide a satisfactory letter of credit or escrow deposit similar to the requirements applicable to subdivisions. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required for site plan approval.

Deadline for Development

Failure to obtain a building permit within one (1) year of approval of any site plan shall terminate and cancel the prior site plan approval given, whereupon the Planning Commission may require that a new site plan be submitted and approval obtained pursuant to this Chapter.

“ATTACHMENT 2”
AGENDA
BOX ELDER COUNTY PLANNING COMMISSION
MEETING PLACE: COUNTY COMMISSION CHAMBERS
BOX ELDER COUNTY COURTHOUSE
BRIGHAM CITY, UTAH

Public agenda for the Box Elder County Planning Commission meeting scheduled for March 16, 2000 at 7:00 p.m.

Notice given to the newspaper prior to or on the 8th day of March, 2000.

7:00 p.m.

I. PUBLIC HEARING - Land Use Management and Development Code

7:30 p.m. - Regular Session

I. ELECTION OF COMMISSION CHAIRMAN AND VICE-CHAIR

- II. a.** Approve the Minutes of February 17, 2000, meeting

III. SUBDIVISIONS FOR APPROVAL

- a. Sunny Hollow Minor Subdivision, Amendment
- II. Thurston Subdivision
- III. David O. John Subdivision
- IV. Millennial Heights, Phase 1
- V. Roger Whipple, 3 lot subdivision

IV. OTHER CONSIDERATIONS FOR APPROVAL

- a. Rupp, Conditional Use Permit
- b. Rupp, Agricultural Protection Zone

V. ITEMS FOR DISCUSSION

- a. Miscellaneous Business
- b. Reports:
 - Commissioners
 - Staff
 - Public