

# BOX ELDER COUNTY PLANNING COMMISSION MINUTES NOVEMBER 16, 2017

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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>	
Chad Munns	Chairman	Scott Lyons	Com Dev Dir.
Laurie Munns	Excused	Marcus Wager	Planner
Kevin McGaha	Member	Diane Fuhriman	Exec. Secretary
Michael Udy	Member	Steve Hadfield	County Attorney
Desiray Larsen	Member	Jeff Scott	Co. Commissioner
Bonnie Robinson	Member		
Mellonee Wilding	Member		

The Invocation was offered by **Commissioner Chad Munns**  
Pledge was led by **Commissioner Kevin McGaha**

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

The Minutes of the September 21, 2017 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; seconded by **Commissioner Kevin McGaha** and passed unanimously.

### **UNFINISHED BUSINESS - NONE**

### **PUBLIC HEARINGS - NONE**

### **NEW BUSINESS**

### **CLAYTON GROVER, SS17-024, FINAL PLAT FOR THE RIVERBEND ESTATES PHASE 2 SUBDIVISION LOCATED AT APPROXIMATELY 4950 WEST 15400 NORTH IN THE RIVERSIDE AREA OF BOX ELDER COUNTY.**

Staff explained that this is the second phase of the Riverbend Estates, Phase One was given approval in 2015. The Commission had seen this as a preliminary plat and this is now the final version of the plat. This phase has been reduced to fourteen lots to eliminate the necessity for a second access to the subdivision; making the total lots thirty. (On the original proposal there were seventeen lots in this phase). The stub road was also moved to fit within the public works standards

for the County. Staff recommends approval of the final plat with the comments in the Staff Report. There was no further discussion and the following Motion was made.

**MOTION:** **Commissioner Desiray Larsen** made a Motion to approve the final plat for the Clayton Grover Riverbend Estates Phase 2 Subdivision, SS17-024; Motion was seconded by **Commissioner Bonnie Robinson** and passed unanimously.

**Condition for Approval:**

1. Compliance with all the comments from County Staff.
2. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
3. Compliance with Chapter 6-1, Subdivisions, of the Box Elder County Land Use Management & Development Code.
4. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

**CHAD HOLMGREN, AS17-003, AGRICULTURAL SUBDIVISION LOCATED AT APPROXIMATELY 6800 NORTH HWY 102 IN THE THATCHER AREA OF BOX ELDER COUNTY.**

Staff explained that this agricultural subdivision is different from those they had seen in the past as there is no home located on the property. They are wanting to separate 26.23 acres from the 232.56 acres. The 26.23 acres will then be sold to Mr. Chad Holmgren. The proposal meets all of the required State Codes (which the County defers to). There is a canal between the two pieces. There was no discussion.

**MOTION:** A Motion was made by **Commissioner Mellonee Wilding** to grant approval for AS17-003, Agricultural Subdivision; seconded by **Commissioner Kevin McGaha** and passed unanimously.

**WORKING REPORTS - NONE**

**PUBLIC COMMENTS - NONE**

**ADJOURN**

**MOTION:** A Motion was made by **Commissioner Bonnie Robinson** to adjourn at 7:07 p.m.; seconded by **Commissioner Mellonee Wilding** and passed unanimously.

Passed and adopted in regular session this 18<sup>th</sup> day of January 2018.

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Chad Munns, Chairman  
Box Elder County Planning Commission