

BOX ELDER COUNTY PLANNING COMMISSION MINUTES August 18, 2016

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/Excused		
Laurie Munns	Vice-Chairman		
Kevin McGaha	Member/Excused	Marcus Wager	Planner
Michael Udy	Member	Steve Hadfield	Co. Attorney.
Bonnie Robinson	Member	Elizabeth Ryan	Exec. Secretary
Desiray Larsen	Member	Com. Jeff Scott	
Mellonee Wilding	Member		

Prayer was offered by **Commissioner Michael Udy**.

Pledge was led by **Laurie Munns, Plan. Com. Vice-Chairman**.

The following citizens were present

Stephanie Tugaw-Madsen/Honeyville Matthew Prescott/Providence Olin Prescott/Perry

The Minutes of the July 21, 2016 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 Mellonee Wilding** and passed unanimously.

PUBLIC HEARINGS

Vice-Chairman Laurie 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.

CUMMINGS ASSET PROTECTION TRUST; Z16-005; PROPOSED ZONE CHANGE OF APPROXIMATELY 5 (FIVE) ACRES LOCATED AT APPROXIMATELY 4750 NORTH 6800 WEST IN UNINCORPORATED BOX ELDER COUNTY FROM THE CURRENT RR20 ZONE TO M-G ZONE.

Staff explained that this rezone request from **Stephanie Tugaw-Madsen** was for rezoning an approximate five acre parcel that is currently zoned RR-20 (Rural Residential 20,000 sq. ft. lot) to M-G (General Industrial) zoning.

Ms. Tugaw-Madsen was representing potential buyers, Matt and Olin Prescott [as well as the seller of the property] and told the Planning Commissioners that the rezone is requested in order for the Prescott's' to locate a wood splitting business on the property, noting that this property is within their price range for their business. There is a parcel of land just north of this property that is owned by Mr. Chester Christensen that may become 4800 North sometime in the future (is currently a dirt road, but not dedicated to the County at this time). This property is also close to P&G's, which they were hoping would make the rezone easier. At the conclusion of the remarks the Public Hearing was closed with a Motion by **Commissioner Bonnie Robinson** and seconded by **Commissioner Desiray Larsen**, passing unanimously.

ACTION:

Staff informed the Commission that this parcel is part of some other parcels bearing the same number and would need to be broken off from those with a legal description and recording it before going to the County Commission for approval. Once the rezone is granted then the Prescott's would submit a site plan for their wood business and were hoping to be able to move forward within the next couple of weeks to start storing wood at this site. **Ms. Tugaw-Madsen** said that the contract date is for September 16, 2016 and they were hoping to have approval and have the legal description recorded prior to that date. When the sale is completed a new parcel number would be assigned with that legal description, and the purchase is contingent upon the rezone of the property. Staff then said that it would be able to be placed on the County Commission meeting scheduled for September 7, 2016 if approved and forwarded by the Planning Commission.

Vice-Chairman Laurie Munns then pointed out the Standards that needed to be considered in granting this rezone.

- a. *Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan.*
- b. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.*
- c. *The extent to which the proposed amendment may adversely affect adjacent property; and*
- d. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.*

As there were no objections and Staff had recommended approval the following Motion was made.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to forward a recommendation for approval of the Z16-005; Cummings Asset Protection Trust rezone of approximately five acres to the County Commission with any conditions of Staff and with a legal description recorded for that specific property. Motion was seconded by **Commissioner Michael Udy** and passed unanimously.

Conditions of Approval:

- a. Compliance with Article 5 of the BECLUM&DC.
- b. Compliance with Article 2-2-080, Zoning Map and Text Amendments, of the BECLUM&DC.
- c. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

UNFINISHED BUSINESS--NONE

WORKING REPORTS -- NONE

PUBLIC COMMENTS -- NONE

A **Motion** was made to adjourn at 7:13 p.m., unanimous.

Passed and adopted in regular session this 15th day of September 2016.

Chad Munns, Chairman
Box Elder County
Planning Commission