

# BOX ELDER COUNTY PLANNING COMMISSION MINUTES OCTOBER 22, 2019

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The Board of Planning Commissioners of Box Elder County, Utah met in the Box Elder County Commission Chambers at 6:00 p.m. The following members were present by a roll call, constituting a quorum:

*Roll Call*

Laurie Munns	Excused
Mellonee Wilding	Excused
Kevin McGaha	Member
Michael Udy	Member
Desiray Larsen	Member
Bonnie Robinson	Member
Jared Holmgren	Member

*the following Staff was present:*

Scott Lyons	Comm Dev Director
Marcus Wager	Excused
Steve Hadfield	Excused
Jeff Scott	Commissioner
Diane Fuhriman	Executive Secretary

**MOTION:** A Motion was made by Commissioner Bonnie Robinson to nominate Commissioner Michael Udy as Chairman Pro-Tem for the October 22, 2019 Planning Commission Meeting. The motion was seconded by Commissioner Jared Holmgren and unanimously passed.

Commissioner Michael Udy called the meeting to order at 6:00 p.m.

The Invocation was offered by Community Development Director Scott Lyons.  
Pledge was led by Community Development Director Scott Lyons

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

There were no attendees at the meeting.

The Minutes of the September 19, 2019 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 Jared Holmgren and passed unanimously.

**UNFINISHED BUSINESS - NONE**

**PUBLIC HEARINGS**

**GENERAL PLAN AMENDMENT, GP19-001 Text amendment to the Box Elder County General Plan to include a Moderate Income Housing Plan. ACTION**

Staff explained this amendment is to include a moderate income housing plan to the Box Elder County General Plan. The County has a moderate income housing plan and has been required to give reports on the plan bi-annually to the state. The Utah legislature is now requiring this housing plan be included in each City's and County's general plan. There is a list of 27 items from which 3 items need to be picked and included in the plan. Box Elder County is doing well as far as moderate income house supply goes. There are areas in the state where there is a severe lack of housing which is one reason housing prices continue to increase. Staff said they have complied with 5 or 6 items from the list of 27 which will be beneficial if in the future the legislature requires more items be added to the plan. This will go before the County Commission in November and will be adopted into the general plan.

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

Hearing no comments, a motion was made by Commissioner Desiray Larsen to close the public hearing on the General Plan Amendment, GP19-001, the motion was seconded by Commissioner Jared Holmgren and passed unanimously.

**ACTION**

Commissioner Desiray Larsen asked who wrote the moderate income housing plan for Box Elder County? Staff answered the Bear River Association of Governments (BRAG) who acts as the County's housing authority created the plan.

Commissioner Bonnie Robinson questioned what affordable housing means. Staff replied affordable housing describes the group as a whole, but the plan breaks that down further to three categories. *See below.*

**Table 3.1.** Household income and maximum affordable rent and mortgage loan by AMI level (CHAS, 2014; U.S. Census Bureau, 2016g).

Targeted AMI	Annual Household	Maximum Affordable	Maximum Affordable
≤30% AMI	\$16,654	\$416	\$34,086
>30% to ≤50% AMI	\$27,757	\$693	\$82,270
>50% to ≤80% AMI	\$44,411	\$1,110	\$154,546

<sup>1</sup>Maximum affordable gross rent included utilities.

<sup>2</sup>Maximum affordable mortgage loan assumed a monthly utility expense of \$220. This was based on local estimates. For the purpose of calculating mortgage payments, a 3.71% interest rate on a 30-year fixed rate mortgage was assumed.

Staff explained the decision to amend the general plan is a matter within the legislative discretion of the County Commission. The Planning Commission must hold a public hearing and make a recommendation to the County Commission. After the public hearing, the County Commission may make any modifications to the proposed general plan that is considered appropriate and adopt the general plan amendment as proposed or rejected.

**MOTION:** A Motion was made by Commissioner Jared Holmgren to recommend approval to the County Commission for General Plan Amendment G19-001, a text amendment to the general plan to include moderate income housing. The motion was seconded by Commissioner Kevin McGaha and passed unanimously.

**NEW BUSINESS- NONE**

**WORKING REPORTS - NONE**

**PUBLIC COMMENTS - NONE**

**ADJOURN**

**MOTION:** A Motion was made by Commissioner Bonnie Robinson to adjourn Box Elder County Planning Commission meeting of October 22, 2019. The motion was seconded by Commissioner Jared Holmgren and the meeting adjourned at 6:22 p.m.



Laurie Munns, Chairman  
Box Elder County Planning Commission

