

BOX ELDER COUNTY PLANNING COMMISSION MINUTES SEPTEMBER 19, 2019

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>	
Laurie Munns	Chairman		
Mellonee Wilding	Excused	Scott Lyons	Comm Dev Director
Kevin McGaha	Member	Marcus Wager	County Planner
Michael Udy	Excused	Steve Hadfield	County Attorney
Desiray Larsen	Member	Jeff Scott	Commissioner
Bonnie Robinson	Member	Diane Fuhriman	Executive Secretary
Jared Holmgren	Member		

Chairman Laurie Munns called the meeting to order at 7:00 p.m.

The Invocation was offered by Commissioner Bonnie Robinson.
Pledge was led by Commissioner Jared Holmgren.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

MOTION: A Motion was made by Commissioner Desiray Larsen to approve the September 19, 2019 agenda. The motion was seconded by Commissioner Kevin McGaha and passed unanimously.

The Minutes of the August 15, 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

Chairman Laurie Munns explained public hearings provide an opportunity for the public to voice their concerns or approval on an item. In the meeting there is also unfinished business, public hearings, and new business. The unfinished business and new business provides opportunity for the commissioners to take action on an item. It is not a time for public comment or input. Although the commissioners may ask questions of the applicant during these times.

Staff read the approval standards for a zoning map amendment as follows:

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;

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.

MOTION: A Motion was made by Commissioner Bonnie Robinson to forward a recommendation of approval to the County Commission for Z19-008 Zoning Map Amendment from MU-160 to MU-40 with any conditions and findings of staff. The motion was seconded by Commissioner Jared Holmgren and passed unanimously.

NEW BUSINESS

TRESTLEWOOD SITE PLAN, SP19-004, request for site plan approval for a wood aging business at approximately 6800 North 8400 West in Unincorporated Box Elder County. **ACTION**

Staff said this is an unzoned area. To the north, south and east is agricultural zoning, to the west is the Tremonton Green Waste Facility. The buildings and parking lot are a part of future plans and are not a part of this review. At this point all they want to do is set the lumber out and store it.

Staff read the review standards for site plans approval as follows:

A. The proposed use shall be allowed as a permitted use in the applicable zone. *Yes*

B. The proposed use shall conform to development standards of the applicable zone. *Yes*

C. The proposed use shall conform to all applicable regulations of general applicability and regulations for specific uses set forth in this Code. *This is being done through the review process.*

D. The proposed use shall conform to any other applicable requirements of Box Elder County Ordinances. *This is being done through the review process.*

E. If the proposed use is located on a lot or parcel which has been subdivided without County approval a subdivision plat shall be approved and recorded as a condition of approval. *N/A*

Staff continued stating the proposed wood laying areas meet setbacks in unzoned areas as they only need 5 ft. from the property lines. Access to the property is obtained on 6800 North. The Box Elder Land Use Management and Development Code does allow for commercial uses in the unzoned areas which are approved by the Planning Commission through a Site Plan review. The Site Plan will conform to all requirements within the Box Elder Land Use Management and Development Code with the conditions outlined in the recommendations section of the staff report. Staff recommends approval.

Commissioner Bonnie Robinson asked about theft problems.

Fred Cannon, owner of Trestlewood, stated there have not been a lot of problems with theft over the years; big timbers are hard to steal. One thing they do is take new material and lay it out nailed down to pallets and let the sun weather the material. It also helps keep it stable and can be viewed as an anti-theft device.

MOTION: A Motion was made by **Commissioner Jared Holmgren** to approve the Trestlewood Site Plan, SP19-004 for wood aging and adopting the conditions and findings of staff. The motion was seconded by **Commissioner Kevin McGaha** and unanimously carried.

CONDITIONS:

1. Compliance with all comments from Box Elder County Staff.
2. Compliance with Section 2-2-090 of the Box Elder County Land Use Management & Development Code.
3. Compliance with Article 5, Regulations of General Applicability, 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.

ANNIE’S LANDING PH 2 SUBDIVISION, SS19-017, at approximately 7550 South 650 West in the South Willard area of Unincorporated Box Elder County. ACTION

Staff said this is for Phase 2 of the Annie’s Landing Subdivision. It is for a proposed eight (8) lots between 20,000 and 23,000 sq. ft. and a detention basin on the west side of the subdivision. Surrounding the property is R-1-20 zoning. Access to all of the lots would be by county road 7550 South. The letters for utilities have been turned in but Staff is waiting for a geotechnical report. All setbacks for the R-1-20 zone can be met and all county departments are reviewing the subdivision. Staff recommends approval.

MOTION: A Motion was made by **Commissioner Desiray Larsen** to approve application SS19-017 a final plat for Annie’s Landing Phase 2 Subdivision and adopting any conditions and findings of staff and subject to the geotechnical report. The motion was seconded by **Commissioner Jared Holmgren** and unanimously carried.

CONDITIONS:

1. Compliance with all the comments from County Staff.
2. Compliance with Article 5, Regulations of General Applicability, of the Box
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.

WORKING REPORTS - NONE

PUBLIC COMMENTS – NONE

ADJOURN

MOTION: A Motion was made by Commissioner Bonnie Robinson to adjourn commission meeting. The motion was seconded by Commissioner Jared Holmgren and the meeting adjourned at 7:35 p.m.



Laurie Munns, Chairman
Box Elder County Planning Commission

