

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

August 20, 2009

Agenda review with Planning Commissioners at 6:00 p.m. in Conference Room 32

1. **CALL TO ORDER** 7:00 p.m. (County Commission Chamber Room)
 - a. Roll Call (Commissioners Day, Munns, Tea, Hardy, ~~Larsen~~, Christensen, and Munns)
2. **APPROVAL OF MINUTES** – July 16, 2009 Planning Commission Meeting Minutes
3. **PUBLIC HEARINGS**
 - a. Text amendment to the *Land Use Management & Development Code* for Box Elder County.
 1. **ARTICLE 3: 3-7-080-6.2**; to eliminate language [~~except as may be reduced by conditional use permit~~] in regards to side setbacks in the RR-20 and R-1-20 zones.
 2. **ARTICLE 6:**
 - ◆Subdivisions; to clarify and update the ordinance to meet current development requirements and the Utah State Code requirements.
 - b. **Staheli One-Lot Subdivision, SS09-007**, located at approximately 14380 N 4400 W in the West Garland area of Box Elder County, UT.
 - c. **Derek Julander SS09-009**, located at approximately 3085 West 4600 North in the East Corinne area of Box Elder County, UT.
 - d. **Cricket Communications Tower CUP09-018**, at location of Mt. Pisgah Communications site for additional antennas.
 - e. **Bear Hollow Ranch SS09-008, 19-Lot Subdivision** located at approximately 15100 N 4000 W in the East Garland area of Box Elder County.
 - f. **Road Vacate**, to vacate the alleyway running north to south in the center of Block 2 in Riverside, Utah. (Parcel # 06-046-0085, 0009, 0010, and 0011).
4. **UNFINISHED BUSINESS**
 - a. Amendments to the *Land Use Management & Development Code* for Box Elder County.
 1. **ARTICLE 1:**
 - ◆General Provisions specifically **Article 1-1-060**. Organization of Code: Section E: Types of Regulations, to correct clerical errors within the section.
 - ◆General Provisions specifically **Article 1-3-040**; definition changes.
 2. **ARTICLE 2:**
 - ◆Administration & Enforcement specifically **Article 2-1-050**. Land Use Authority Section D: Powers and Duties; to clarify language within the section.
 - ◆Administration & Enforcement, specifically Articles **2-2-100 and 2-2-110**; Conditional Use Permits & Site Plan Review Section C and B respectively. To clarify the authority of the Zoning Administrator in the review process of these applications.
 - ◆Administration & Enforcement specifically **Article 2-2-100**. Conditional Use Permit, Section K: Expiration. To exempt large scale utility projects from the expiration parameter.
 - b. **Riverside Farms, SS08-005**, located at approximately 18460 N 5200 W in the Riverside area of Box Elder County, UT. (Concept & Preliminary)
 - c. **Valley View Estates, Phase II (final) SS08-012**, located at approximately 7150 South HWY 89 in the South Willard area of Box Elder County, UT. (Final)

Submitted to the *Box Elder News Journal* and the *Tremonton Leader* for publication on August 14, 2009.

Requests for accommodations or interpretive services must be made three (3) working days prior to this meeting. Please contact the Box Elder County Community Development office at 435-734-3314 or 734-2634 for information or assistance.

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5. NEW BUSINESS

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- f. **Road Vacate**, to vacate the alleyway running north to south in the center of Block 2 in Riverside, Utah. (Parcel # 06-046-0085, 0009, 0010, and 0011).

6. WORKING REPORTS

7. PUBLIC COMMENTS

8. ADJOURN_____