

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

August 19, 2021

Agenda review with Planning Commissioners at 6:00 p.m.

1. **CALL TO ORDER 7:00 p.m.** (County Commission Chamber Room, Main Floor)
 - a. Roll Call (Commissioners L. Munns, S. Zollinger, K. McGaha, M. Udy, B. Robinson, M. Wilding and J. Holmgren)
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL of the July 15, 2021 Planning Commission Minutes.**
5. **UNFINISHED BUSINESS**
 - a. **NONE**
6. **PUBLIC HEARINGS**
 - a. **GSL CONDITIONAL USE PERMIT, CUP21-003**, Request for a Conditional Use Permit to construct new telecommunication towers, located on parcel #: 01-011-0042 in Unincorporated Box Elder County. **ACTION**
 - b. **ORDINANCE TEXT AMENDMENT, Z21-012**, Request for a text amendment to Chapter 5-1, to not allow high density development in unzoned or unincorporated Box Elder County. **ACTION**
 - c. **ZONING MAP AMENDMENT, Z21-013**, Request for a zone change of 35.64 acres from MFP (Manufacturing Food Products) to RR-2 (Rural Residential 2 acres), located at approximately 13800 North HWY 38 in the Collinston area of unincorporated Box Elder County. **ACTION**
 - d. **ORDINANCE TEXT AMENDMENT, Z21-014**, Request for a text amendment to Chapter 5-6, Accessory Dwelling Units, to allow for Internal Accessory Dwelling Units. **ACTION**
7. **NEW BUSINESS**
 - a. **MOUNTAIN VIEW RANCHES SUBDIVISION, SS21-017**, Request for approval for a subdivision located at approximately 17600 North 6000 West in Unincorporated Box Elder County. **ACTION**
 - b. **THE RANCH ESTATES SUBDIVISION AMENDMENT, SS21-022**, Request for approval for an amended subdivision located at approximately 3101 West 1000 North in the Tremonton area of Unincorporated Box Elder County. **ACTION**
 - c. **BECKAM'S EDGE SUBDIVISION PHASE 1, SS21-023**, Request for approval for a subdivision located at approximately 11050 North 8285 West in Unincorporated Box Elder County. **ACTION**
 - d. **HANCOCK TRUCKING CONCEPT SITE PLAN, SP21-003**, Request for conceptual approval for a site plan at approximately 12270 Canal Bank Road in Unincorporated Box Elder County. **ACTION**
 - e. **VACATE COUNTY ROAD, VAC21-02**, Request to vacate a portion of County Road Way at approximately 15400 North 5475 West in Unincorporated Box Elder County. **ACTION**
 - f. **STEEL SOLAR SITE PLAN EXTENTION, SP19-003**, Request to extend approval of a site plan for a solar farm at approximately 6500 West 20800 North in the Plymouth area of Unincorporated Box Elder County. **ACTION**
 - g. **AGRICULTURE PROTECTION AREA**, Request to create a new agricultural protection area at approximately 13200 North East Garland Road in Unincorporated Box Elder County. **ACTION**

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8. WORKING REPORTS

a. NONE

9. PUBLIC COMMENT

10. ADJOURN_____

AGENDA