

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

September 16, 2021

Work session with Planning Commissioners at 5:30 p.m. regarding the General Plan update

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 August 19, 2021 Planning Commission Minutes.**
5. **UNFINISHED BUSINESS**
 - a. NONE
6. **PUBLIC HEARINGS**
 - a. **MOMENTUM TRUCKING CONDITIONAL USE PERMIT, CUP21-005**, Request for a Conditional Use Permit for a Home Business, located at 1360 West 7800 South in the South Willard area of Unincorporated Box Elder County. **ACTION**
 - b. **ZONING MAP AMENDMENT, Z21-015**, Request for a zone change of 224.39 acres from MU-40 (mixed use 40 acres) to RR-10 (rural residential 10 acres), located at approximately 15550 North 400 West on parcels: 06-030-0019 and 06-030-0001 in the Beaver Dam area of Unincorporated Box Elder County. **ACTION**
 - c. **ORDINANCE TEXT AMENDMENT, Z21-016**, Request for a text amendment to reinstate the Planned Unit Development overlay zone back into the Box Elder County Land Use Management & Development Code. **ACTION**
7. **NEW BUSINESS**
 - a. **RIVER RIDGE SUBDIVISION – AMEND & EXTEND, SS21-025**, Request for approval for an amended subdivision located at approximately 11310 North 4400 West in the Tremonton area of Unincorporated Box Elder County. **ACTION**
 - b. **THE FARMS IN SOUTH WILLARD 2ND AMENDMENT, SS21-026**, Request for approval for an amended subdivision located at approximately 7330 South 739 West in the South Willard area of Unincorporated Box Elder County. **ACTION**
 - c. **RICHINS AGRICULTURAL SUBDIVISION, AS21-007**, Request for approval for an agricultural subdivision at approximately 10500 North 10000 West in the Bothwell area of Unincorporated Box Elder County. **ACTION**
 - d. **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**
 - e. **AGRICULTURE PROTECTION AREA**, Request to create a new agricultural protection area on multiple parcels in the South Willard area of Unincorporated Box Elder County. **ACTION**
8. **WORKING REPORTS**
 - a. **BEAR RIVER HEALTH DEPARTMENT** – Discussion on high density housing
9. **PUBLIC COMMENT**
10. **ADJOURN**_____