

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

August 20, 2020

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, D. Larsen, K. McGaha, M. Udy, B. Robinson, M. Wilding and J. Holmgren)
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL of the July 16, 2020 Planning Commission Minutes.**
5. **UNFINISHED BUSINESS**
 - a. **MOULDING ZONING MAP AMENDMENT, Z14-002, Request to rezone 225 acres of property located approximately 8 miles southeast of Snowville, to the MSW Zone to create a Class 1 landfill operation. ACTION**
6. **PUBLIC HEARINGS**
 - a. **HIRSCHI CONDITIONAL USE PERMIT, CUP20-04, Request for a Conditional Use Permit for an Accessory Dwelling Unit, located at approximately 5305 West 17600 North in the Fielding/Riverside area of Unincorporated Box Elder County. ACTION**
 - b. **SIMMONS ZONING MAP AMENDMENT, Z20-006, Request for a zone change from the RR-2 (Rural Residential 2 acres) zone to the RR-1 (Rural Residential 1 acre) zone, located at approximately 16230 North Beaver Dam Road in the Beaver Dam area of Unincorporated Box Elder County. ACTION**
7. **NEW BUSINESS**
 - a. **FREEMAN FARMS SUBDIVISION, SS20-023, Request for preliminary approval for a 20 lot subdivision located at approximately 10120 North 6800 West in Unincorporated Box Elder County. ACTION**
 - b. **ROSE AGRICULTURAL SUBDIVISION, AS20-007, Request for approval for dividing a single family home off of agricultural land located at approximately 16390 North 4400 West in the Fielding area of Unincorporated Box Elder County. ACTION**
 - c. **ROCKET SOLAR LLC SITE PLAN, SP18-005, Request for an extension of approval for a solar farm located at approximately Golden Spike Dr. and HWY 83 in Unincorporated Box Elder County. ACTION**
 - d. **STEEL SOLAR SITE PLAN, SP19-003, Request for an extension of approval for a solar farm located at approximately 6500 West 20800 North in the Plymouth area of Unincorporated Box Elder County. ACTION**
8. **WORKING REPORTS**
 - a. NONE
9. **PUBLIC COMMENT**
10. **ADJOURN**_____

Individuals interested in attending this public meeting electronically may obtain a link for electronic access by contacting the Box Elder County Community Development Department at (435)734-2634 by 12:00pm on August 20, 2020.

BOX ELDER COUNTY PLANNING COMMISSION MINUTES JULY 16, 2020

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	Scott Lyons	Comm Dev Director
Mellonee Wilding	Vice-Chair	Marcus Wager	County Planner
Kevin McGaha	Member	Brian Duncan	Deputy Co. Attorney
Michael Udy	Excused	Jeff Scott	Commissioner
Desiray Larsen	Member	Diane Fuhriman	Executive Secretary
Bonnie Robinson	Member		
Jared Holmgren	Member		

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

The Invocation was offered by **Commissioner Laurie Munns**.
Pledge was led by **Commissioner Mellonee Wilding**.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

The Agenda of the July 16, 2020 meeting was made available to the Planning Commission prior to this meeting and upon review a **Motion** was made by **Commissioner Jared Holmgren** to approve the agenda as amended by removing Item #5, the Moulding Rezone, Z14-002. The motion was seconded by **Commissioner Kevin McGaha** and passed unanimously.

The Minutes of the June 18, 2020 meeting were made available to the Planning Commission prior to this meeting and upon review a **Motion** was made by **Commissioner Desiray Larsen** to approve the minutes with the following amendment: Commissioner Bonnie Robinson, Commissioner Mellonee Wilding and Commissioner Kevin McGaha were excused from the meeting. The motion was seconded by **Commissioner Mellonee Wilding** 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.

STAUFFERS TOWING CONDITIONAL USE PERMIT, CUP20-01, Request for a Conditional Use Permit for an impound yard, located at approximately 2260 West HWY 13 in the Brigham City/West Corinne area of Unincorporated Box Elder County. ACTION

Staff explained this request is for a Conditional Use Permit for a hard surface parking impound lot. It is located at 2260 North Highway 13 between Brigham City and Corinne City. The zoning is C-G (General Commercial). The proposed impound lot would put Stauffers Towing on the rotation in Box Elder County to be able to tow vehicles and keep them temporarily which is the standard with impound yards.

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

Hearing no public comments, a motion was made by **Commissioner Mellonee Wilding** to close the public hearing on the Stauffers Towing Conditional Use Permit, CUP20-01. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

ACTION

Staff said Section 3-4-070-5.2 from the Box Elder County Land Use Management & Development Code allows this use within the General Commercial Zone. Staff then read the approval standards for reviewing conditional uses from Section 2-2-100 as follows:

- A. **The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the community, or injurious to property or improvements in the community, existing surrounding uses, buildings and structures.** The proposed use will not be detrimental to the health, safety, or welfare of persons residing or working in the community.
- B. **The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community.** The proposed use will provide a service to Box Elder County. Access to major transportation corridors is beneficial to towing companies.
- C. **The proposed use at the particular location is compatible with the intent, function and policies established in the general plan, this Code and the particular zoning district in which the use is proposed. The proposed use is compatible with the General Plan and the C-G (General Commercial) Zone.** There is another towing company located directly adjacent to this location, leasing space from the same landowner.

Staff recommends approval subject to the conditions listed in the staff report.

MOTION: A Motion was made by **Commissioner Jared Holmgren** to approve application number CUP20-01, a Conditional Use Permit for a hard surface parking impound lot, and adopting the exhibits, conditions and findings of staff. The motion was seconded by **Commissioner Mellonee Wilding** and passed unanimously.

CONDITIONS:

1. Screened fencing on all 4 sides where the vehicles will be parked.
2. Downward facing lighting to adequately provide lighting for the property.
3. Signage as required by the State of Utah.
4. Fluid receptacles on site to catch any leaking fluids from vehicles.
5. No dismantling or salvaging of vehicles within the impound yard.
6. No stacking and racking. Vehicles shall not be stacked or racked. Only one (1) vehicle height shall be permitted within vehicle storage area.
7. Hard surface parking only. No sales of vehicles or parts of vehicles.
8. All weather road base surface to be maintained.
9. No building will be constructed as part of Conditional Use Permit.
10. Once a state license is obtained a copy shall be provided to the County Zoning office.
11. Compliance with Article 5 of the Box Elder Land Use Management & Development Code.
12. Compliance with Article 2-2-100, Conditional Use Permit, of the Box Elder County Land Use Management & Development Code.
13. Compliance with all applicable county, state, and federal laws regulating the proposed use, including all licenses, permits, etc.

WEBB CONDITIONAL USE PERMIT, CUP20-02, Request for a Conditional Use Permit for an Accessory Dwelling Unit, located at approximately 52709 West Clear Creek Road in the Unincorporated Box Elder County. ACTION

Staff stated the applicant is requesting a Conditional Use Permit for an Accessory Dwelling Unit on the property located at 52709 West Clear Creek Road in the Clear Creek area. The existing home is 1125 square feet in size. For this application, the home would be considered the accessory dwelling unit on the property once the new home is built. The new home to be built would be the main home on the property once it is complete. The applicant is unable to build the new, main home until the Conditional Use Permit is granted.

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

Hearing no public comments, a motion was made by **Commissioner Bonnie Robinson** to close the public hearing on the Webb Conditional Use Permit, CUP20-02. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

ACTION

Staff explained the two sections of county code that govern this are Section 5-6-060 and Section 2-2-100 which has new language adopted. The standards that apply to this application are under Section 3b. There should not be any impact by building another house on this parcel. The applicant is compliant with all the requirements listed in Section 5-6-060. Staff noted Item G from that section which states the total area of the ADU shall be less than forty percent (40%) of the square footage of the primary residence. The new home is expected to be around 4400 sq. ft. so the ADU could potentially be up to 1760 sq. ft. The existing home is below that number at 1125 sq. ft.

MOTION: A Motion was made by **Commissioner Desiray Larsen** to approve application number CUP20-02, a Conditional Use Permit for an Accessory Dwelling Unit, and adopting exhibits, conditions and findings of staff. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

NEW BUSINESS

JOHN AGRICULTURAL SUBDIVISION, AS20-005, Request for approval for dividing agricultural land located at approximately 4000 North 6000 West in Unincorporated Box Elder County. ACTION

Staff said the applicant came before the Planning Commission a few months ago for a rezone to RR-5. The applicant is trying to divide ten parcels from one existing parcel. Utah State Code 17-27a-605(1)(b) outlines review standards for the proposed agricultural subdivision:

- A. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes;** The applicant has had a survey done for a road dedication plat – if that plat is recorded before the notice of approval than this requirement can be satisfied with no problems.
- B. Has been approved by the culinary water authority and the sanitary sewer authority;** Yes.
- C. Is located in a zoned area;** Yes.
- D. Conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.** Yes.

Utah State Code (2)(a)(ii) **states** the new owner of record completes, signs, and records with the county recorder a notice:

- A. describing the parcel by legal description; and**
- B. stating that the lot or parcel is created for agricultural purposes as defined in Section 59-2-502 and will remain so until a future zoning change permits other uses.**

Staff stated this document has been prepared other than the legal description, and will be recorded following approval of this application.

Commissioner Laurie Munns stated her confusion as to why they are doing an agricultural subdivision to make a regular subdivision but saying it is agricultural. Staff explained it is an agricultural subdivision which will create 10 agricultural parcels and only agriculture can take place on those parcels until a regular subdivision is created make a buildable lot.

Staff indicated two conditions for the commissioners to keep in mind while making a decision 1.) is recording the road dedication plat before the recording the notice of approval and 2.) finalizing the legal description of the notice of approval. These two things need to take place before the applicant can do anything else.

MOTION: A Motion was made by **Commissioner Jared Holmgren** to approve application number AS20-005, an agricultural subdivision and adopting the conditions and findings of staff report including recording the Road Dedication Plat before recording the Notice of Approval and finalizing the legal description for the Notice of Approval. The motion was seconded by **Commissioner Kevin McGaha** and unanimously carried.

CARTER AGRICULTRURAL SUBDIVISION, AS20-006, Request for approval for dividing a single family home off agricultural land located at approximately 54585 West 17000 North in Park Valley in Unincorporated Box Elder County. ACTION

Staff explained the applicant is requesting an agricultural subdivision to separate the home from the agricultural land. The land is in an area zoned RR-1 and located at 54585 West 17000 North in Park Valley. Currently the parcel is 81.5 acres in size and the new parcel for the home would be just over 1 acre. Utah State Code 17-27a-605(1)(5) outlines the following standards for review for agricultural subdivisions.

17-27a-605(1)(b) the proposed subdivision:

- A. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes; Yes.**
- B. Has been approved by the culinary water authority and the sanitary sewer authority; Yes.**
- C. Is located in a zoned area; Yes.**
- D. Conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance. Yes.**

17-27a-605(5)(a)

- A. The parcel contains an existing legal single family dwelling unit; Yes.**
- B. The subdivision results in two parcels, one of which is agricultural land; Yes.**
- C. The parcel of agricultural land:**
 - a. Qualifies as land in agricultural use under Section 59-2-502; and**
 - b. Is not used, and will not be used, for a nonagricultural purpose; Yes.**
- D. Both the parcel with an existing legal single family dwelling unit and the parcel of agricultural land meet the minimum area, width, frontage, and setback requirements of the applicable zoning designation in the applicable land use ordinance; Yes.**

- E. The owner of record completes, signs, and records with the county recorder a notice:**
- a. Describing the parcel of agricultural land by legal description; and**
 - b. Stating that the parcel of agricultural land is created as land in agricultural use, as defined in Section 59-2-502, and will remain as land in agricultural use until a future zone change permits another use.** This is done with the Certificate of Approval from the Planning Commission.

MOTION: A Motion was made by **Commissioner Desiray Larsen** to approve application number AS20-006, and agricultural subdivision with a single family unit and adopting the conditions and findings of the staff report. The motion was seconded by **Commissioner Jared Holmgren** and unanimously carried.

LITTLE MOUNTAIN SURPLUS PROPERTY DISPOSAL, SPD20-03, Discussion and action regarding the sale or lease of 156-acre County owned (Municipal Building Authority) property at the base of Little Mountain. ACTION

Staff said multiple parties have inquired about parcel 04-091-0003, a 156-acre parcel at the base of Little Mountain on the north side. The County acquired the parcel in 1996 as part of the landfill property acquisition. The landfill sits atop Little Mountain and is now located on a 111-acre parcel. The Box Elder County Commission has decided to send this through the surplus property disposal process. Part of that process when real property is involved, is for it to be reviewed by the Planning Commission to see if the disposal complies with the General Plan and the Land Use Management & Development Code.

Staff said the County General Plan does not specifically address this area or this property. Landfill Road is a public road and currently bisects this property. No future roads are currently planned on this property. As this property is unzoned the portions of the Land Use Code applicable to unzoned areas would apply to any future land use on this property. The current use of the property is in compliance with the Land Use Code. The County Recorder's office is currently investigating whether Landfill Road is a right-of-use road or if it has been dedicated to the County. Once this is discovered, it is staff's opinion it would be wise to ensure a sufficient width of land and that the road is deeded to the County prior to any future sale or lease of the property. As this parcel has no use or ties to the landfill the County has leased it over the years for grazing. The Commission is open to both continued lease of the property as well as the sale of it back to private ownership.

Staff can submit a recommendation to the County Commission on behalf of the Planning Commission within 15 days of the Planning Commission's decision.

MOTION: A Motion was made by **Commissioner Kevin McGaha** to forward a recommendation of approval to the County Commission of application number SPD20-03, a surplus property disposal of parcel 04-091-0003, located at the base of Little Mountain and subject to the determination of whether or not a roadway dedication needs to take place. The motion was seconded by **Commissioner Jared Holmgren** and unanimously carried.

WORKING REPORTS - NONE

PUBLIC COMMENTS - NONE

WORK SESSION – COMMISSIONERS

The commissioners discussed setting a date for a work session on the Randy Moulding item so Commissioner Holmgren and Commissioner Wilding who were not present six years ago can be brought up to speed as well as a refresher course for the other commissioners. Staff will set up a date and time that will work with the commissioners' schedules.

ADJOURN

MOTION: A Motion was made by Commissioner Mellonee Wilding to adjourn July 16, 2020 Planning Commission Meeting. The motion was seconded by Commissioner Jared Holmgren and meeting adjourned at 7:50 p.m.

Laurie Munns, Chairman
Box Elder County Planning Commission



PLANNING COMMISSION

STAFF REPORT

Meeting Date: August 20, 2020

Agenda Item #: 5a

Application Type:

Zoning Map Amendment

APPLICANT(S):

Randy Moulding

PROJECT #:

Z14-002

ADDRESS:

22400 North 23600 West
in the Hansel Valley area
eight miles south of
Snowville

PARCEL #:

08-005-0067, -0069

CURRENT ZONE:

Unzoned

TYPE OF ACTION:

Legislative

REPORT BY:

Scott Lyons
Comm. Dev. Director

BACKGROUND

First staff review: 4/18/14

First Planning Commission review: 5/15/14

Last Planning Commission action: 8/28/14 – Application tabled at the request of applicant and his attorney.

The applicant is requesting that approximately 225 acres be rezoned from Unzoned to the MSW (Municipal Solid Waste) zone to allow his property to be utilized as a Class 1 landfill. This application first came before County Staff and the Planning Commission in 2014. Ultimately it was tabled by the Planning Commission at the request of the applicant and his attorney. The Planning Commission desires to bring the application back as unfinished business as it has been tabled for a very long time.

ANALYSIS

County Code:

Land Use Management & Development Code 2-2-080.C allows a property owner to apply for and request a re-zone for his/her property subject to approval by the County Commission with a recommendation from the Planning Commission.

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Agriculture	Unzoned
South	Agriculture	Unzoned
East	Agriculture	Unzoned
West	Agriculture	Unzoned

Land Use Ordinance Standards Review:

Box Elder County Land Use Management & Development Code section 2-2-060-A states that zoning map amendments are a legislative proceeding. Per said section:

Decisions regarding a legislative application shall be based on the “reasonably debatable” standard, as follows:

- The decision-making authority shall determine what action, in its judgment, will reasonably



promote the public interest, conserve the values of other properties, avoid incompatible development, encourage appropriate use and development, and promote the general welfare.

- In making such determination, the decision-making authority may consider the following: (1) Testimony presented at a public hearing or meeting; and (2) personal knowledge of various conditions and activities bearing on the issue at hand, including, but not limited to, the location of businesses, schools, roads and traffic conditions; growth in population and housing; the capacity of utilities; the zoning of surrounding property; and the effect that a particular proposal may have on such conditions and activities, the values of other properties, and upon the general orderly development of the County.
- The decision-making body should state on the record the basis for its decision.

Box Elder County Land Use Management & Development Code section 2-2-080-E outlines the following standards for review for zoning map amendments.

A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan;

The County General Plan recommends that industrial development be located adjacent to major transportation corridors (railroads and roadways) and public utility/service areas. It is recommended that industrial areas, where feasible, be annexed to municipalities to help cover costs of local services.

The County's zoning regulations also include the flexibility, as specific cases may require, to locate industrial uses adjacent to raw materials or in isolated locations to maintain public safety. Regardless of the location, industrial uses will occur in a manner sensitive to adjacent land uses and the environment, including water and air quality.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

The area is a predominantly agricultural.

C. The extent to which the proposed amendment may adversely affect adjacent property; and

The proposed amendment will likely have an adverse effect on adjacent property. Despite being a public necessity landfills are generally considered a nuisance and devalue adjacent properties. The public hearing process brought forth additional concerns such as water contamination, blowing litter, smells, traffic, wildlife impacts, flooding, etc.

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.

The proposed use would have minimal, if any impact, on parks and recreation facilities, police and fire protection, schools, and storm water drainage systems. The applicant would need to prove water supplies as well as improve roadways in order to ensure these facilities are adequate to serve the



project. Proof of these facilities is required prior to approval of a conditional use permit, site plan, development plan, or building permit.

FINDINGS:

Based on the analysis of the zoning map amendment application request for the rezone of the subject parcel from Unzoned to MSW (Municipal Solid Waste) zone and a survey of the surrounding area, staff concludes the following:

1. The Box Elder Land Use Management and Development Code allows for the rezone of properties subject to zoning map amendment review procedures and approval.
2. The County General Plan doesn't specifically address landfills.

RECOMMENDATION

Based on the information presented in this report, application materials submitted and the site review, **the Planning Commission has three options to forward as a recommendation to the County Commission.** As this is a legislative decision additional information may be taken into account such as public input, resident preferences, private property rights, economic considerations, etc.

If a recommendation of approval is forwarded to the legislative body staff recommends it be subject to the following conditions:

1. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
2. Compliance with Article 2-2-080, Zoning Map and Text Amendments, of the Box Elder County Land Use Management & Development Code.
3. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

MODEL MOTIONS

Approval – "I move the Planning Commission forward a recommendation of approval to the County Commission, application number Z14-002, a zoning map amendment from the Unzoned to MSW (Municipal Solid Waste) zone and adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

Table – "I move the Planning Commission table the review of application number Z14-002, a zoning map amendment from the Unzoned to MSW (Municipal Solid Waste) zone to (give date), based on the following findings:"

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...



Denial – “I move the Planning Commission forward a recommendation of denial to the County Commission, application number Z14-002, a zoning map amendment from the Unzoned to MSW (Municipal Solid Waste) zone based on the following findings:”

1. List findings for denial...

Please feel free to contact Scott Lyons at 435-734-3316 if you have any questions.





PLANNING COMMISSION

STAFF REPORT

Meeting Date: August 20, 2020

Agenda Item #: 6a

Application Type:

Conditional Use Permit

APPLICANT(S):

Mark Hirschi

PROJECT #:

CUP20-04

ZONE:

Un-Zoned

PARCEL #:

07-049-0045

REPORT BY:

Marcus Wager,
County Planner

BACKGROUND

The applicant is requesting a Conditional Use Permit for an Accessory Dwelling Unit on the property located at 5305 West 17600 North in the Fielding area. The existing home is 3200 square feet in size and the accessory dwelling unit is proposed to be 1260 square feet.

ANALYSIS

County Code:

Land Use Management & Development Code Section 5-6-050 allows Accessory Dwelling Units as a conditional use in an unzoned area. Conditional Use Permits are decided upon by the Planning Commission. Land Use Management & Development Code Chapter 5-6 regulates Accessory Dwelling Units.

Land Use Ordinance Standards Review:

Box Elder County Land Use Management & Development Code section 2-2-100 outlines the following standards for review for Conditional Use Permits:

1. Conditions may be imposed as necessary to prevent or minimize the anticipated detrimental effects of the use on adjacent properties and within the zoning district, or upon public facilities and services. Such conditions shall be expressly set forth in the approval authorizing a conditional use permit.
2. The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements prescribed by this Code and other applicable Codes, can be met or need mitigation.
3. The following standards should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:
 - a) Compliance with Development Standards found in specific chapters of this Code
 - b) Mitigation of reasonably anticipated detrimental effects arising from the conditional use including, but not limited to:
 1. Decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards.

-
- Should not have an impact.*
2. Negative impacts on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems.
Should not have an impact.
 3. Negative impacts on connectivity and safety for pedestrians and bicyclists.
Should not have an impact.
 4. Detrimental effects by the use due to its nature, including noise that exceeds sound levels normally found in residential areas, odors beyond what is normally considered acceptable within the district including such effects as environmental impacts, dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, glare, and radiation. Detrimental effects by the use may include hours of operation and the potential to create an attractive nuisance.
Should not have an impact.
 5. Environmental impacts that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people such as waste disposal, fire safety, geologic hazards such as fault lines, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.
Should not have an impact.
 6. Modifications to signs and exterior lighting to assure proper integration of the use.
Should not have an impact.
 7. Incompatible designs in terms of use, scale, intensity, height, mass, setbacks, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
Should not have an impact.
 8. Reduction in the tax base and property values.
Should not have an impact.
 9. Reduction in the current level of economy in governmental expenditures.
Should not have an impact.
 10. Insufficient emergency fire service and emergency vehicle access as determined by the County Fire Marshall.
Should not have an impact.
 11. Reduction in usable open space
Should not have an impact.
 12. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring. *Should not have an impact.*
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Box Elder County Land Use Management & Development Code section 5-6-060 outlines the following development standards for Accessory Dwelling Units:

- A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, as their permanent residence. Application for an ADU shall include evidence of owner occupancy as defined in section 5-6-040 of this chapter.
- B. ADUs shall not be sold separately from the main unit.
- C. ADUs shall not be rented on a transient basis (periods less than 30 days).
- D. Only one (1) ADU may be created per lot or property in zones that allow single-family dwellings.
- E. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
- F. Installing separate utility meters and separate addresses for the ADU is prohibited.
- G. The total area of the ADU shall be less than forty percent (40%) of the square footage of the primary residence. *(The home is 3200 sq. ft. – the ADU could potentially be up to 1280 sq. ft. The proposed ADU is below that number at 1260 sq. ft.)*
- H. ADUs shall be occupied by no more than two (2) related or unrelated adults and their children.
- I. The minimum lot size required for construction of an ADU in all zones that allow single-family dwellings shall be twenty thousand (20,000) square feet.
- J. ADUs shall not be located in a front or corner lot side yard and shall meet the same setbacks as required for the primary residence in the zone.
- K. ADUs and the main dwelling must be on the same parcel and may not be subdivided.
- L. ADUs shall be compatible with the exterior color and materials of the principal dwelling. *(This will be looked at on the building permit stage)*
- M. The maximum height for ADUs is limited to one story and to twenty six (26) feet or the height of the principal structure, whichever is less.
- N. A minimum of one (1) off street parking space must be provided for the ADU.
- O. Where an existing subdivision has CC&Rs in place that govern ADUs the more restrictive regulation shall govern the use and development of that subdivision.
- P. The planning commission may place other appropriate or more stringent conditions deemed necessary in approving ADUs to protect the public safety, welfare and single-family character of the neighborhood.

FINDINGS:

Based on the analysis of the Conditional Use Permit application, staff concludes the following:

1. The Box Elder Land Use Management and Development Code allows for Accessory Dwelling Units in unzoned areas subject to Conditional Use Permit approval by the Planning Commission.
2. The proposed Accessory Dwelling Unit can and shall meet the requirements of Box Elder Land Use Management and Development Code Sections 2-2-100 and 5-6-060.

RECOMMENDATION

Based on the information presented in this report, application materials submitted and the site review, **staff gives the Planning Commission the following three options in the model motions section below:**

MODEL MOTIONS

Approval – “I move the Planning Commission approve application number CUP20-04, a Conditional Use Permit for an Accessory Dwelling Unit, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

Table – “I move the Planning Commission table the review of application number CUP20-04, a Conditional Use Permit for an Accessory Dwelling Unit, to (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the Planning Commission deny application number CUP20-04, a Conditional Use Permit for an Accessory Dwelling Unit, based on the following findings:”

1. List findings for denial...

Please feel free to contact Marcus Wager at 435-734-3308 if you have any questions.





PLANNING COMMISSION

STAFF REPORT

Meeting Date: August 20, 2020

Agenda Item #: 6b

Application Type:

Zoning Map Amendment

APPLICANT(S):

Therina Simmons

PROJECT #:

Z20-006

ADDRESS:

16230 North Beaver Dam Road

PARCEL #:

06-165-0033

CURRENT ZONE:

RR-2 (Rural Residential 2 acre)

TYPE OF ACTION:

Legislative

REPORT BY:

Scott Lyons
Comm. Dev. Director

BACKGROUND

The applicant is requesting that 3.45 acres be rezoned from RR-2 (Rural Residential 2 acre) to the RR-1 (Rural Residential 1 acre) zone. The applicant desires to build a second home on the property for a relative and is 0.55 acres short of the required minimum to have two lots in the current RR-2 zone.

ANALYSIS

County Code:

Land Use Management & Development Code 2-2-080.C allows a property owner to apply for and request a re-zone for his/her property subject to approval by the County Commission with a recommendation from the Planning Commission.

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Rural Residential	RR-2
South	Rural Residential	RR-2
East	Agriculture	RR-2/MU-40
West	Agriculture	RR-2/MU-40

Land Use Ordinance Standards Review:

Box Elder County Land Use Management & Development Code section 2-2-060-A states that zoning map amendments are a legislative proceeding. Per said section:

Decisions regarding a legislative application shall be based on the "reasonably debatable" standard, as follows:

- The decision-making authority shall determine what action, in its judgment, will reasonably promote the public interest, conserve the values of other properties, avoid incompatible development, encourage appropriate use and development, and promote the general welfare.
- In making such determination, the decision-making authority may consider the following: (1) Testimony presented at a public hearing or meeting; and (2) personal knowledge of various conditions and activities bearing on the issue at hand, including, but not limited to, the location of businesses, schools, roads and traffic conditions; growth in population and housing; the capacity of utilities; the zoning of surrounding property; and the effect that a particular proposal may have on



such conditions and activities, the values of other properties, and upon the general orderly development of the County.

- The decision-making body should state on the record the basis for its decision.

Box Elder County Land Use Management & Development Code section 2-2-080-E outlines the following standards for review for zoning map amendments.

A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan;

The County General Plan states that County will encourage and support design and development strategies that preserve open space, particularly those developed to preserve agricultural land.

It also states that future land use decisions will consider the following:

- *maintaining the current quantity and quality of public services and facilities through balancing growth and development with facility/service capacity e.g. water, sewer, waste disposal, transportation and roads, law enforcement, emergency services;*
- *protecting rural, agricultural, mineral, wildlife and other County interests or traditional land uses;*
- *promoting development patterns consistent with, and sensitive to, resident preferences; and*
- *balancing private property rights with public interests.*

It is the County's position that future residential development should complement other County interests and be located in areas that are compatible with adjacent land uses.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

The area is a predominantly rural residential. Along this stretch of Beaver Dam Road approximately 40% of the homes sit on parcels less than two acres in size.

C. The extent to which the proposed amendment may adversely affect adjacent property; and

The proposed amendment will not likely have an adverse effect on adjacent property. There are many homes along the same stretch of road that sit on less than two acre parcels currently. The public hearing process may bring forth additional information.

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.

The proposed change would have minimal impact on parks and recreation facilities, police and fire protection, schools, and storm water drainage systems. Bear River Water Conservancy District recently upgraded their system in this area. Rocky Mountain Power also has infrastructure in this area. The



applicant would need to prove water supplies as well as other utilities in order to ensure these facilities are adequate to serve the project. Proof of these utilities is required prior to approval of a subdivision or building permit.

FINDINGS:

Based on the analysis of the zoning map amendment application request for the rezone of the subject parcel from RR-2 (Rural Residential 2 acre) to the RR-1 (Rural Residential 1 acre) zone and a survey of the surrounding area, staff concludes the following:

1. The Box Elder Land Use Management and Development Code allows for the rezone of properties subject to zoning map amendment review procedures and approval.

RECOMMENDATION

Based on the information presented in this report, application materials submitted and the site review, **the Planning Commission has three options to forward as a recommendation to the County Commission.** As this is a legislative decision additional information may be taken into account such as public input, resident preferences, private property rights, economic considerations, etc.

If a recommendation of approval is forwarded to the legislative body staff recommends it be subject to the following conditions:

1. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
2. Compliance with Article 2-2-080, Zoning Map and Text Amendments, of the Box Elder County Land Use Management & Development Code.
3. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

MODEL MOTIONS

Approval – “I move the Planning Commission forward a recommendation of approval to the County Commission, application number Z20-006, a zoning map amendment from the RR-2 (Rural Residential 2 acre) to the RR-1 (Rural Residential 1 acre) zone and adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

Table – “I move the Planning Commission table the review of application number Z20-006, a zoning map amendment from the RR-2 (Rural Residential 2 acre) to the RR-1 (Rural Residential 1 acre) zone to (give date), based on the following findings:”

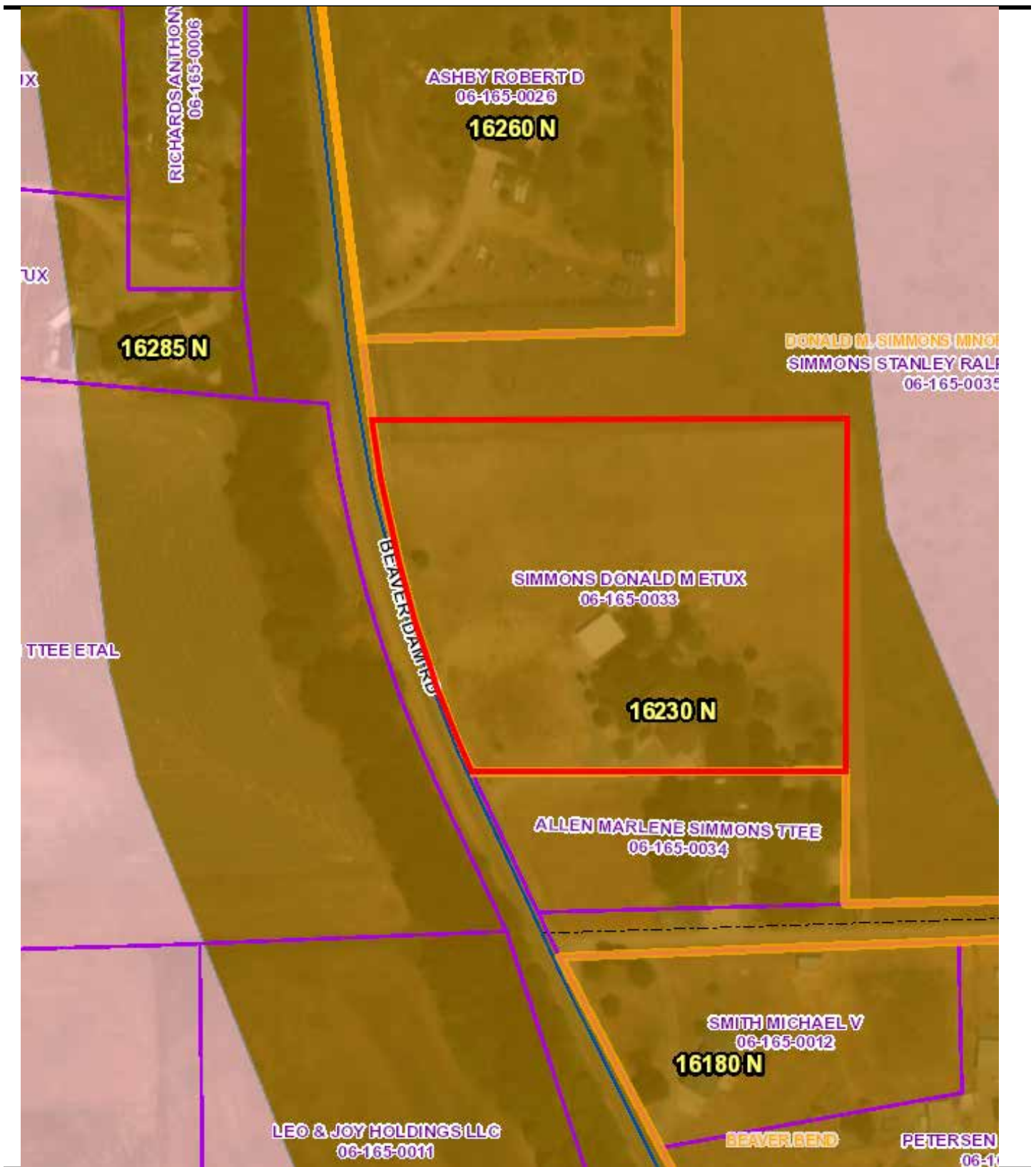
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...



Denial – “I move the Planning Commission forward a recommendation of denial to the County Commission, application number Z20-006, a zoning map amendment from the RR-2 (Rural Residential 2 acre) to the RR-1 (Rural Residential 1 acre) zone based on the following findings:”

1. List findings for denial...

Please feel free to contact Scott Lyons at 435-734-3316 if you have any questions.





PLANNING COMMISSION

STAFF REPORT

Meeting Date: August 20, 2020

Agenda Item #: 7a

Application Type:

Subdivision - Preliminary

APPLICANT(S):

Gary Madsen

PROJECT #:

SS20-023

ADDRESS:

10125 North 6800 West

ZONE:

UNZONED

PARCEL #:

05-079-0058

REPORT BY:

Marcus Wager,
County Planner

BACKGROUND

The applicant is requesting preliminary approval of the Freeman Farms Subdivision plat. The proposed subdivision is 20 new lots ranging in size from about 1.5 acres to just under 2 acres and totals 34.31 acres in size.

ANALYSIS

County Code:

Land Use Management & Development Code 6-1-130-D states: "The Planning Commission shall review the submitted preliminary plat and determine compliance with the standards and criteria set forth in this Subdivision Ordinance and all other ordinances of Box Elder County.

Land Use Management & Development Code 6-1-190 requires the subdivision of property receive final approval from the Box Elder County Commission with prior approval from the Planning Commission.

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Rural Residential/Agriculture	Tremonton
South	Industrial	Unzoned
East	Agriculture	Unzoned
West	Rural Residential/Agriculture	Unzoned

Access:

Access to the lots will be via 6800 West (existing County road) and 10125 North (will be a new road for this subdivision).

Utilities:

The letters for utilities have all been submitted.

Setbacks:

All setbacks for the Unzoned area can be met. Setbacks will be reviewed and enforced during the building permit process.

Land Use Ordinance Standards Review:

Box Elder County Land Use Management & Development Code Article 6 outlines the requirements for subdivision review.



County Department Reviews:

- All applicable County departments have done reviews on this subdivision. We currently waiting for updated drawings, so if there are further comments we can provide them at the meeting.

Findings:

Based on the analysis of the preliminary subdivision plat and a survey of surrounding area, staff concludes the following:

1. With conditions outlined in the recommendation section of the staff report, the preliminary subdivision plat will comply with the preliminary subdivision regulations of Box Elder County, after all of the comments are satisfied.

RECOMMENDATION

Based on the information presented in this report, application materials submitted and the site review, **staff recommends the Planning Commission APPROVE of the Preliminary Plat** subject to the following conditions:

1. Compliance with all County Staff reviews and comments.
2. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
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.

MODEL MOTIONS

Approval – “I move the Planning Commission approve application number SS20-023, a preliminary plat for the Freeman Farms Subdivision, located at approximately 10125 North 6800 West in the Tremonton area of unincorporated Box Elder County, and adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

Table – “I move the Planning Commission table the review of application number SS20-023, a preliminary plat for the Freeman Farms Subdivision, located at approximately 10125 North 6800 West in the Tremonton area of unincorporated Box Elder County, to (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the Planning Commission deny application number SS20-023, a preliminary plat for the Freeman Farms Subdivision, located at approximately 10125 North 6800 West in the Tremonton area of unincorporated Box Elder County based on the following findings:”

1. List findings for denial...

Please feel free to contact Marcus Wager at 435-734-3308 with any questions.





PLANNING COMMISSION
STAFF REPORT

Meeting Date: August 20, 2020
Agenda Item #: 7b

Application Type:
Agricultural Subdivision

APPLICANT(S):
LaMont Rose

PROJECT #:
AS20-007

ORDINANCE:
State Code 12-27a-605

TYPE OF APPLICATION:
Administrative

REPORT BY:
Scott Lyons,
Comm. Dev. Director

BACKGROUND

The applicant is requesting an agricultural subdivision to separate the home from the agricultural land. The land is located in an unzoned area located at 16390 North 4400 West in Fielding area of unincorporated county. Currently the parcel is 10.56 acres in size and the new parcel for the home would be 5.5 acres.

ANALYSIS

State Code:

Utah State Code Section 12-27a-605 allows subdivisions to be exempt from plat requirements as long as they include agricultural land and Planning Commission approval.

Land Use Ordinance Standards Review:

Utah State Code 17-27a-605(1)(5) outlines the following standards for review for agricultural subdivisions.

17-27a-605(1)(b) the proposed subdivision:

- A. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes;**
Yes.
- B. Has been approved by the culinary water authority and the sanitary sewer authority;**
Yes.
- C. Is located in a zoned area; and**
Yes.
- D. Conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.**
Yes.

17-27a-605(5)(a)

- A. The parcel contains an existing legal single family dwelling unit;**
Yes.
- B. The subdivision results in two parcels, one of which is agricultural land;**
Yes.



-
- C. The parcel of agricultural land:
 - a. Qualifies as land in agricultural use under Section 59-2-502; and
 - b. Is not used, and will not be used, for a nonagricultural purpose;

Yes.
 - D. Both the parcel with an existing legal single family dwelling unit and the parcel of agricultural land meet the minimum area, width, frontage, and setback requirements of the applicable zoning designation in the applicable land use ordinance; and
Yes.
 - E. The owner of record completes, signs, and records with the county recorder a notice:
 - a. Describing the parcel of agricultural land by legal description; and
 - b. Stating that the parcel of agricultural land is created as land in agricultural use, as defined in Section 59-2-502, and will remain as land in agricultural use until a future zone change permits another use.

This is done with the Certificate of Approval from the Planning Commission.

FINDINGS:

Based on the analysis of the agricultural subdivision application, staff concludes the following:

- 1. The Utah State Code allows for agricultural subdivisions subject to review procedures and approval from the Planning Commission.
- 2. The proposed agricultural subdivision meets all of the Approval Standards found in Section 17-27a-605(1)(5) of the Utah State Code.

RECOMMENDATION

Based on the information presented in this report and application materials submitted, **staff recommends the Planning Commission APPROVE application AS20-007.**

MODEL MOTIONS

Approval – “I move the Planning Commission approve application number AS20-007, an agricultural subdivision with a single family dwelling, and adopting the conditions and findings of the staff report, and as modified by the conditions below:

- 1. List any additional conditions....

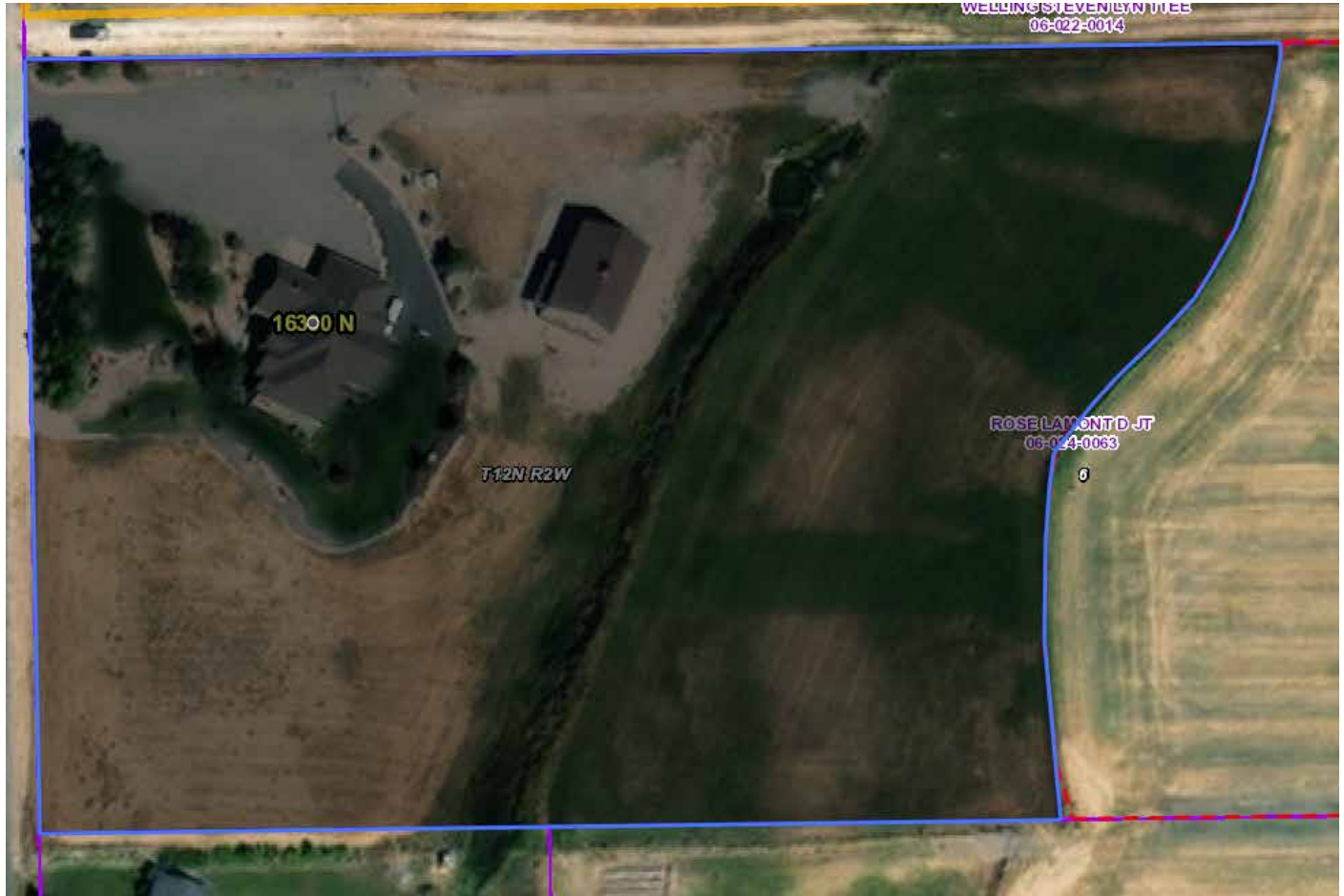
Table – “I move the Planning Commission table application number AS20-007, an agricultural subdivision with a single family dwelling, to (give date), based on the following findings:”

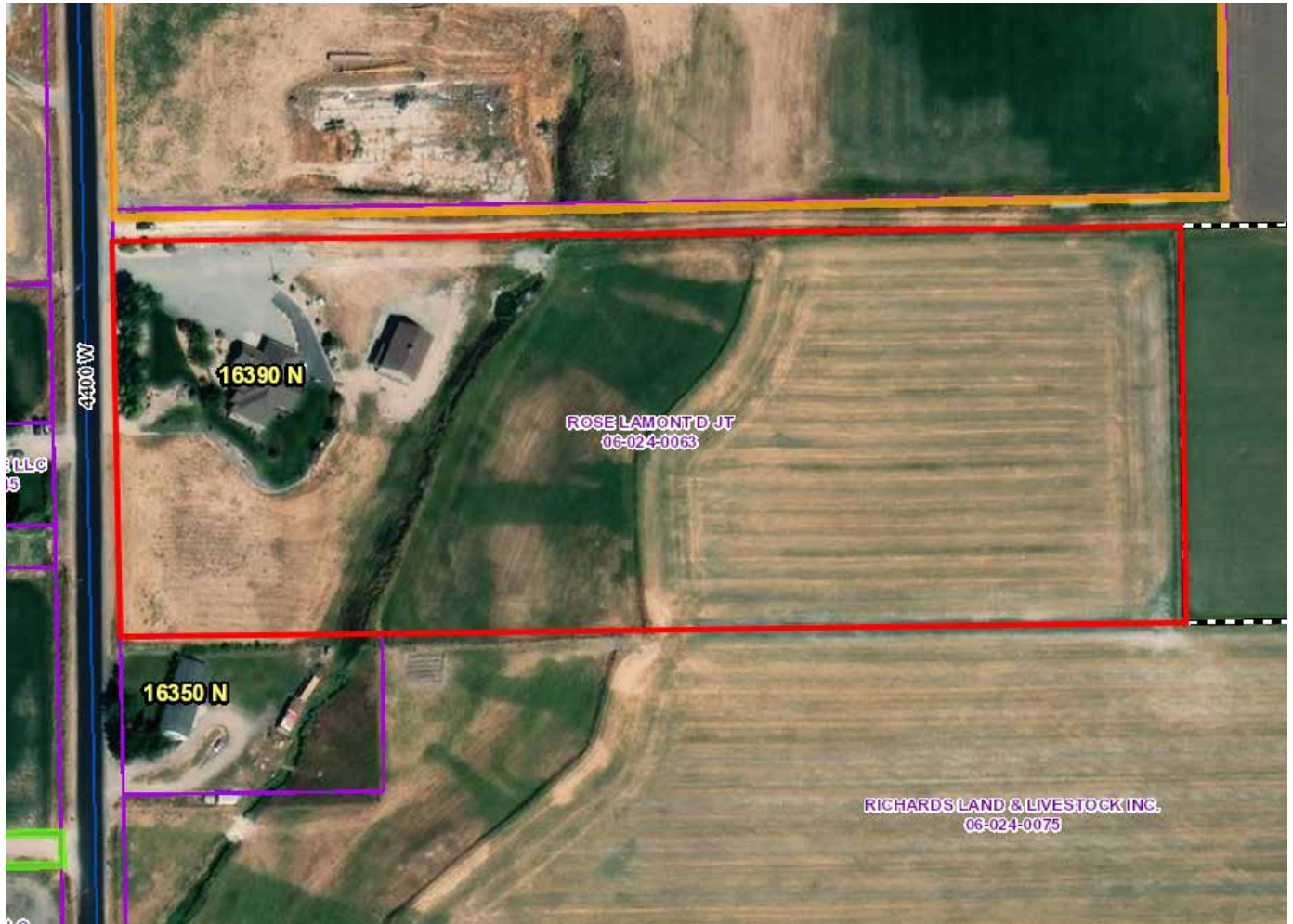
- 1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the Planning Commission deny application number AS20-007, an agricultural subdivision with a single family dwelling, based on the following findings:”

- 1. List findings for denial...

Please feel free to contact Scott Lyons at 435-734-3316 if you have any questions.







PLANNING COMMISSION

STAFF REPORT

Meeting Date: August 20, 2020

Agenda Item #: 7c

Application Type:

Extension of Site Plan approval for Rocket Solar, LLC

APPLICANT(S):

Christine Mikell

PROJECT #:

SP18-005

ZONE:

Un-Zoned

PARCEL #:

05-004-0052, 0055, 0083, 0084

TYPE OF ACTION:

Administrative

REPORT BY:

Marcus Wager,
County Planner

BACKGROUND

The applicant is requesting a 2nd extension of approval for a Site Plan that was approved on January 17, 2019 and extended on November 21, 2019 for an 80 megawatt solar farm on 558 acres located at approximately Golden Spike Dr. and HWY 83 on Parcels: 05-004-0052, 0055, 0083, and 0084.

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Agriculture	Un-Zoned
South	Agriculture	Un-Zoned
East	Agriculture	Un-Zoned
West	Agriculture	Un-Zoned

ANALYSIS

County Code:

Land Use Ordinance Standards Review:

Box Elder County Land Use Management & Development Code Section 2-2-040-I allows for extensions of time, it states:

“Unless otherwise prohibited by this Code, upon written request and for good cause shown, any decision-making body or official having authority to grant approval of an application may, without any notice or hearing, grant an extension of any time limit imposed by this Code on such application, its approval, or the applicant. The total period of time granted by any one (1) or more extensions for a given application shall not exceed twice the length of the original time period.”

The applicant is requesting that the construction commencement extension deadline be extended for one (1) year and the substantial completion deadline be extended for two (2) years. Essentially, the new dates we would be working with are January 22, 2022 for construction commencement and January 22, 2024 for substantial completion.

Under our code, this is the last time they could get an extension as this extension would be twice the length of the original time period and we cannot exceed that.



FINDINGS:

Based on the analysis of the Site Plan application, staff concludes the following:

1. Section 2-2-040-I allows for an extension of time for an approval.
2. The Box Elder Land Use Management and Development Code does allow for commercial uses in the un-zoned areas which are approved by the Planning Commission through a Site Plan review.
3. The Site Plan conforms 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.

RECOMMENDATION

Based on the information presented in this report, application materials submitted and the site review, **staff recommends the Planning Commission APPROVE the extension of the site plan** subject to the following conditions:

1. Rocket Solar provide appropriate warning signage placed at the entrance and perimeter of the solar power plan project.
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.

MODEL MOTIONS

Approval – “I move the Planning Commission approve the time extension for application number SP18-005, a Site Plan for a solar farm, and adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

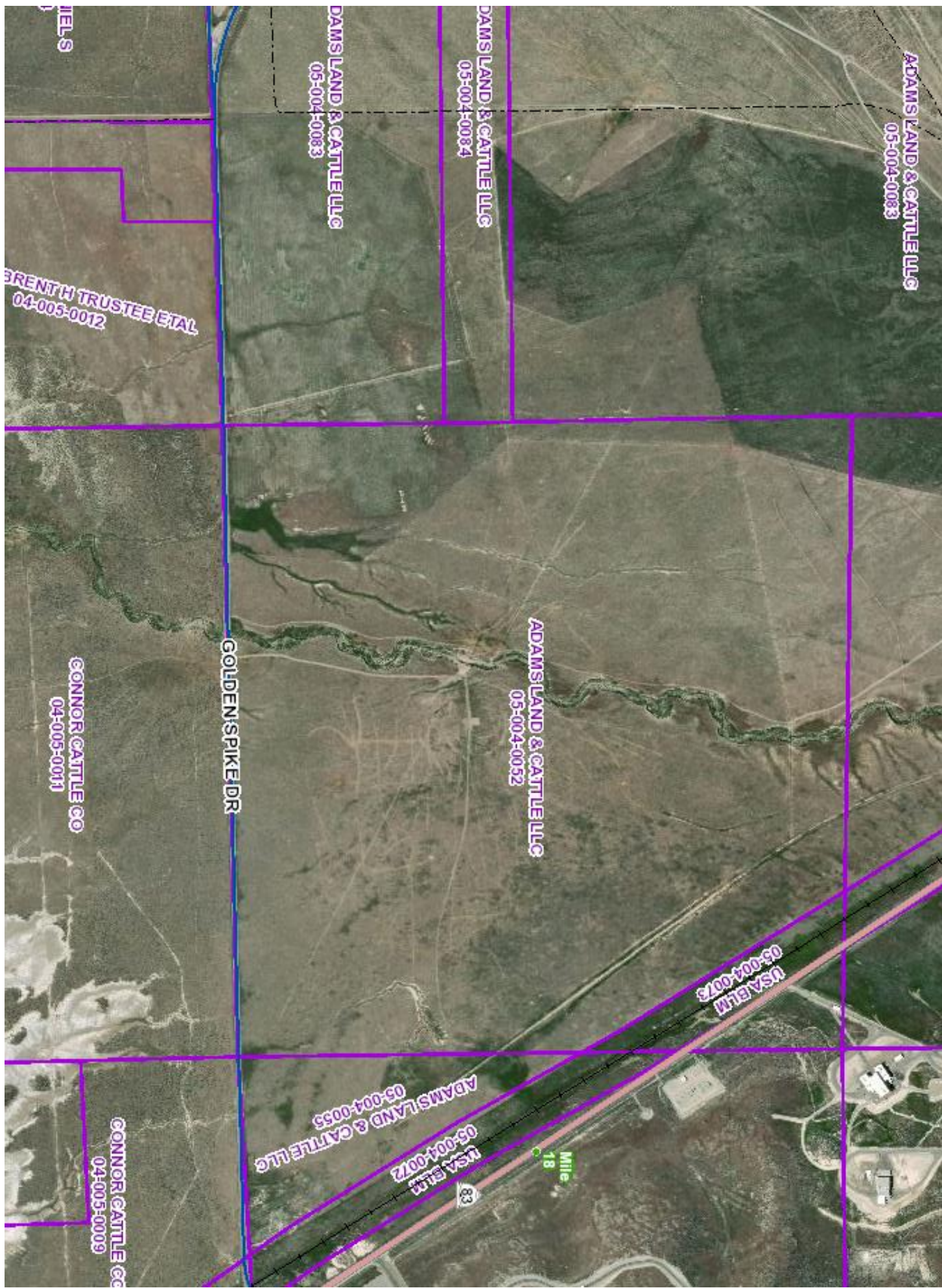
Table – “I move the Planning Commission table the review of the time extension for application number SP18-005, a Site Plan for a solar farm, to (give date), based on the following findings:”

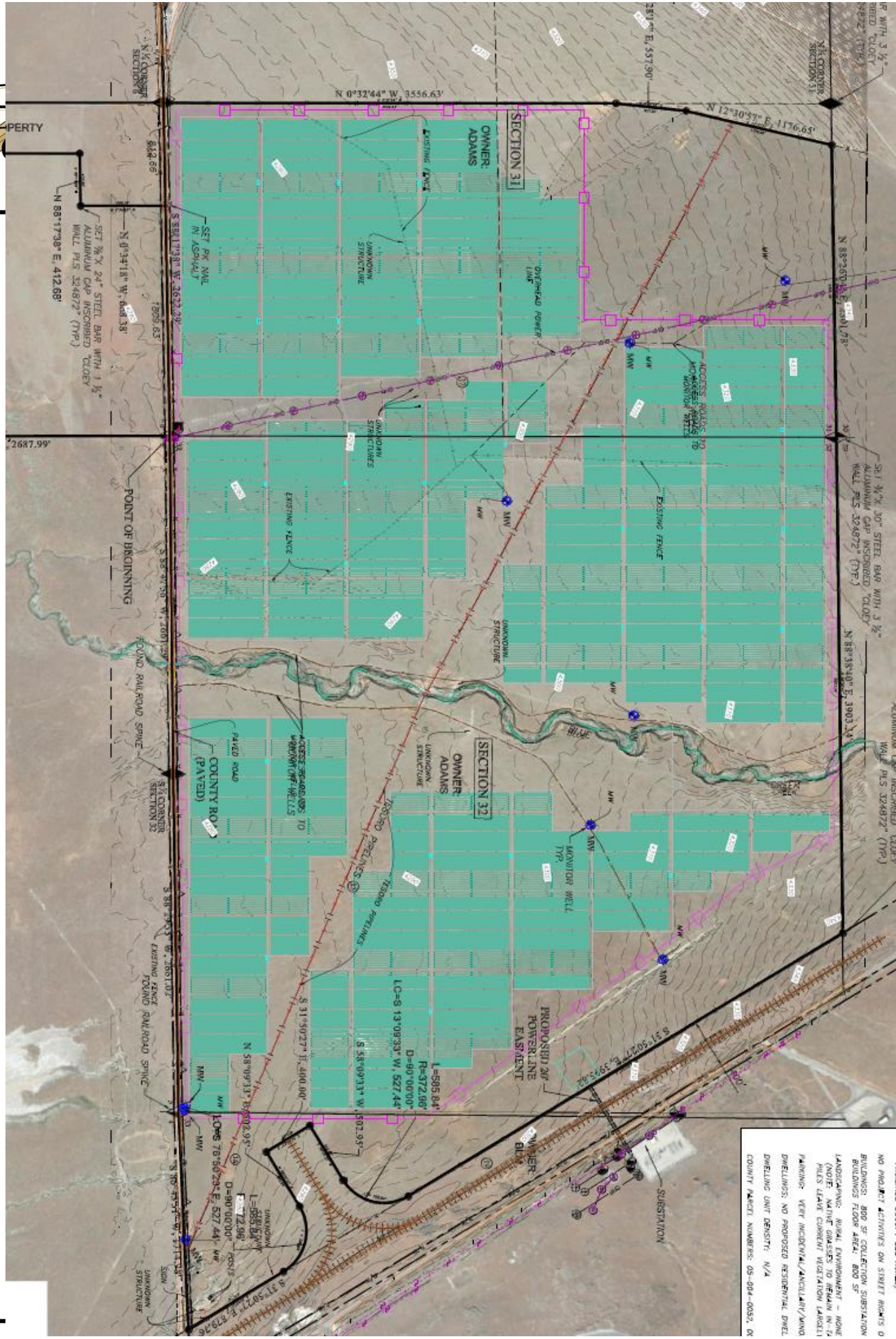
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the Planning Commission deny the time extension for application number SP18-005, a Site Plan for a solar farm, based on the following findings:”

1. List findings for denial...

Please feel free to contact Marcus Wager at 435-734-3308 if you have any questions.





NO PROJECT ACTIVITIES ON STREET RIGHTS OF WAY
 BUILDINGS: 800 SF COLLECTION SUBSTATION
 BUILDINGS: FLOOR AREA: 800 SF
 LANDSCAPING: RURAL ENVIRONMENT - NONE
 (NOTE: NATURE GRASSES TO REMAIN IN 1/2
 ACRES LEAVE CURRENT VEGETATION LABELS)
 PAVERS: VERY MODERN/AMBICLARY/AND
 DWELLING UNIT DENSITY: N/A
 COUNTY PARCEL NUMBERS: 05-084-0055, OR



PLANNING COMMISSION

STAFF REPORT

Meeting Date: August 20, 2020

Agenda Item #: 7d

Application Type:

Site Plan review for
Steel Solar

APPLICANT(S):

Christine Mikell

PROJECT #:

SP19-003

ZONE:

Un-Zoned

PARCEL #:

07-090-0003, 07-091-0006,
08-055-0007, 08-056-0003

TYPE OF ACTION:

Administrative

REPORT BY:

Marcus Wager,
County Planner

BACKGROUND

The applicant is requesting an extension of approval for a Site Plan that was approved on August 8, 2019 for an 80 megawatt solar farm on approximately 900 acres located at approximately 6500 West 20800 North on Parcels: 07-090-0003, 07-091-0006, 08-055-0007, 08-056-0003.

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Agriculture	Un-Zoned
South	Agriculture	Un-Zoned
East	Agriculture	Un-Zoned
West	Agriculture	Un-Zoned

ANALYSIS

County Code:

Land Use Ordinance Standards Review:

Box Elder County Land Use Management & Development Code Section 2-2-040-I allows for extensions of time, it states:

“Unless otherwise prohibited by this Code, upon written request and for good cause shown, any decision-making body or official having authority to grant approval of an application may, without any notice or hearing, grant an extension of any time limit imposed by this Code on such application, its approval, or the applicant. The total period of time granted by any one (1) or more extensions for a given application shall not exceed twice the length of the original time period.”

The applicant is requesting that the construction commencement extension deadline be extended for one (1) year and the substantial completion deadline be extended for two (2) years. Essentially, the new dates we would be working with are August 8, 2021 for construction commencement and August 8, 2023 for substantial completion.

Under our code, they could then at that time come in for one more extension of 1 year construction commencement and 2 years for substantial completion.



FINDINGS:

Based on the analysis of the Site Plan application, staff concludes the following:

1. The Box Elder Land Use Management and Development Code does allow for commercial uses in the un-zoned areas which are approved by the Planning Commission through a Site Plan review.
2. 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.

RECOMMENDATION

Based on the information presented in this report, application materials submitted and the site review, **staff recommends the Planning Commission APPROVE the extension for the site plan** subject to the following 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.

MODEL MOTIONS

Approval – “I move the Planning Commission approve the extension of time for application number SP19-003, a Site Plan for a solar farm, and adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

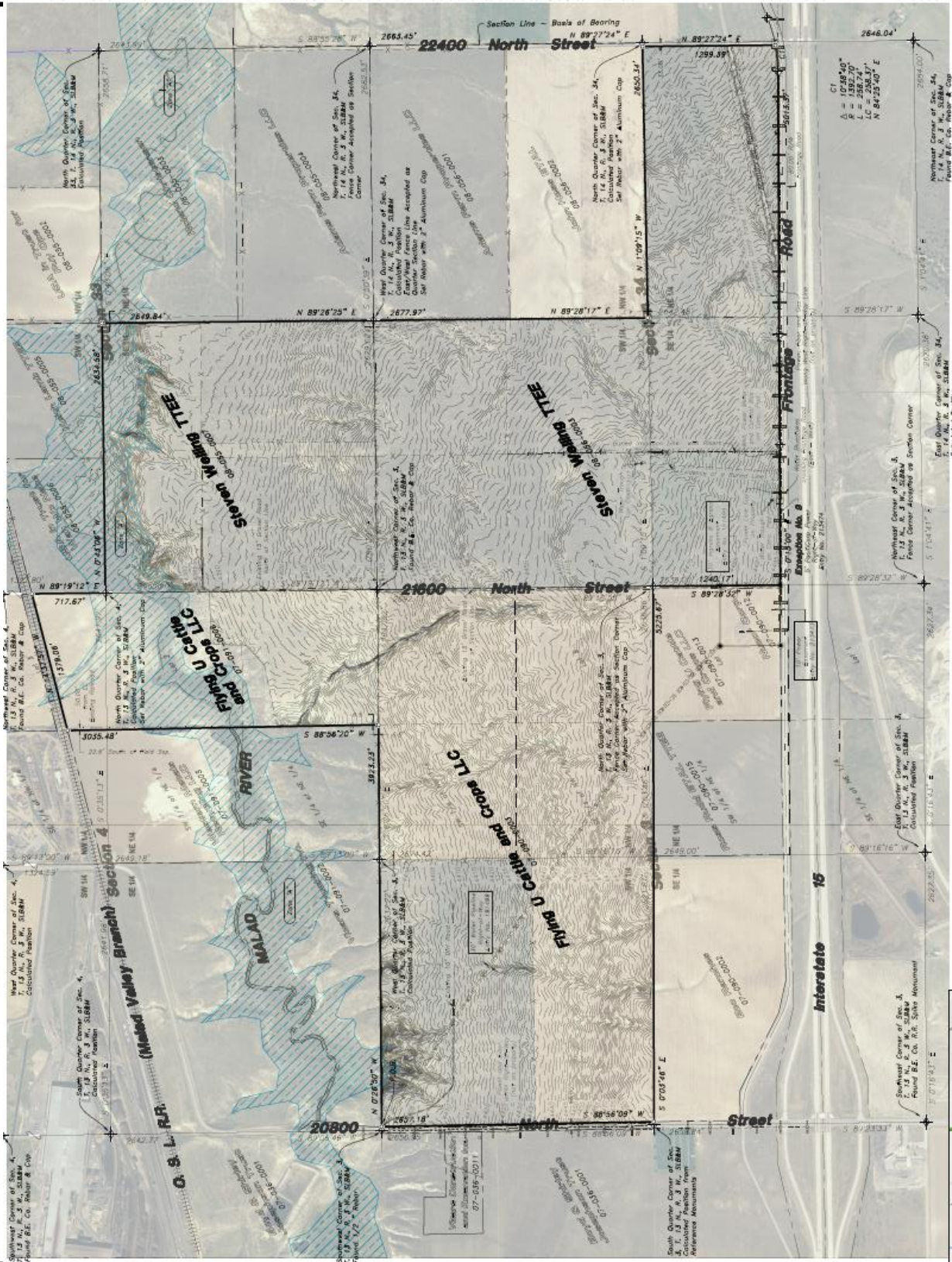
Table – “I move the Planning Commission table the review of the extension of time for application number SP19-003, a Site Plan for a solar farm, to (give date), based on the following findings:”

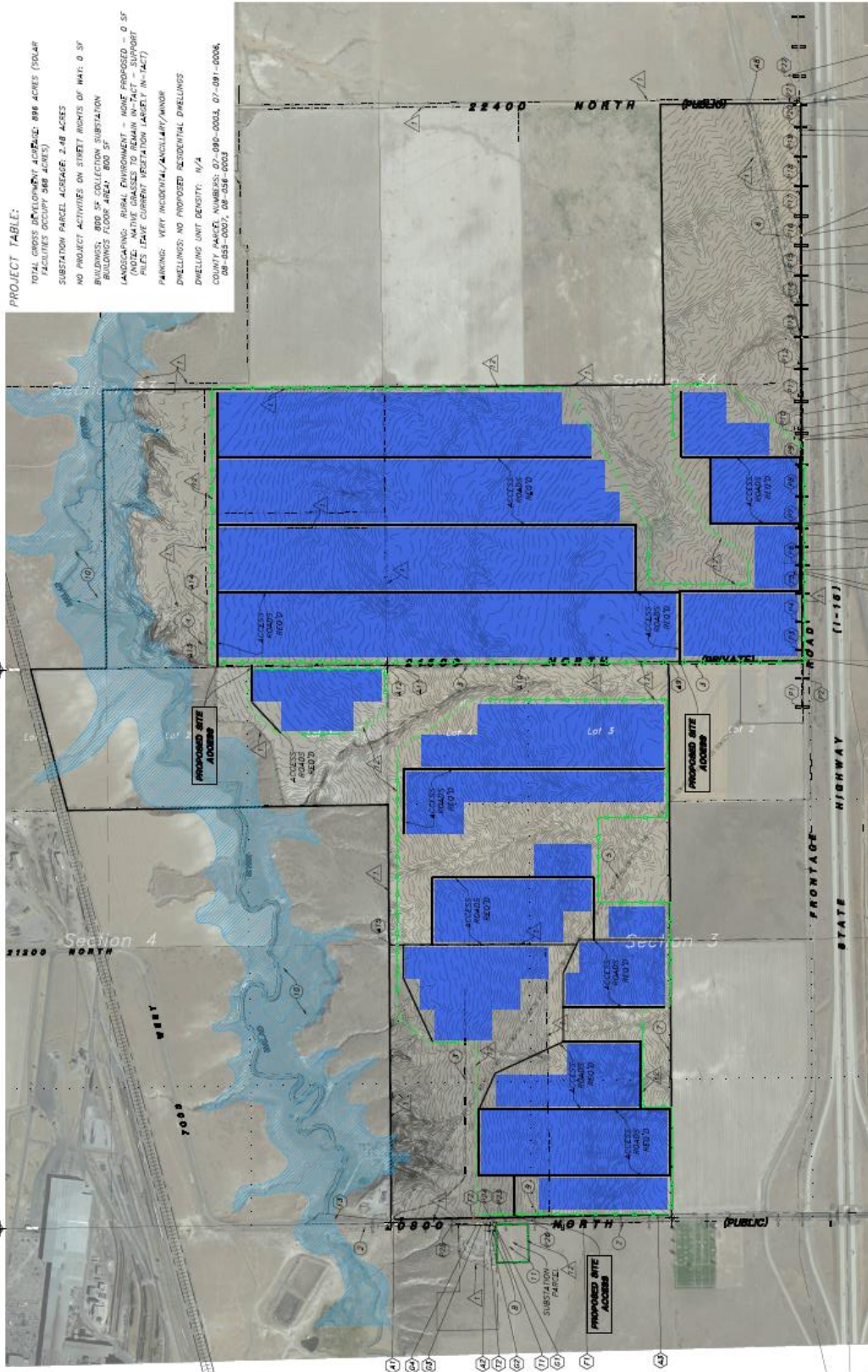
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the Planning Commission deny the extension of time for application number SP19-003, a Site Plan for a solar farm, based on the following findings:”

1. List findings for denial...

Please feel free to contact Marcus Wager at 435-734-3308 if you have any questions.





PROJECT TABLE:

TOTAL ACRES: 896.00 ACRES
 TOTAL ACRES OCCUPIED BY PROJECT: 896 ACRES (100%)
 SUBSTATION PARCEL AREA: 2.18 ACRES
 NO PROJECT ACTIVITIES ON STREET RIGHTS OF WAY: 0 SF
 BUILDINGS: 800 SF COLLECTION SUBSTATION
 BUILDINGS FLOOR AREA: 800 SF
 LANDSCAPING: RURAL ENVIRONMENT - NONE PROPOSED - 0 SF
 (NOTE: NATIVE GRASSES TO REMAIN IN-TACT - SUPPORT FILES LEAVE CURRENT VEGETATION LABELS IN-TACT)
 PAVING: VERY INCIDENTAL/ANCILLARY/WIND
 DWELLINGS: NO PROPOSED RESIDENTIAL DWELLINGS
 DWELLING UNIT DENSITY: 1/4
 COUNTY PARCEL NUMBERS: 07-090-0003, 07-091-0006, 08-055-0007, 08-056-0003

