

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

November 19, 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 August 5, 2020 Work Session Minutes and October 22, 2020 Planning Commission Minutes.**
- 5. UNFINISHED BUSINESS**
 - a. NONE
- 6. PUBLIC HEARINGS**
 - a. **ZONING MAP AMENDMENT, Z20-009**, Request for a zone change for 66.71 acres from MU-160 (mixed use 160 acres) and RR-5 (rural residential 5 acres) to RR-5 (rural residential 5 acres), located at approximately 4575 North 1000 West on parcel: 04-035-0021 in the Harper Ward area of Unincorporated Box Elder County. **ACTION**
- 7. NEW BUSINESS**
 - a. **HARVEST POINT ESTATES SUBDIVISION, SS20-034**, Request for Preliminary approval for a 20 lot subdivision located at approximately 10400 North 7600 West in Unincorporated Box Elder County. **ACTION**
 - b. **ROCHE SUBDIVISION FIRST AMENDMENT, SS20-037**, Request for an amended subdivision approval located at approximately 11185 West 10400 North in Unincorporated Box Elder County. **ACTION**
- 8. WORKING REPORTS**
 - a. NONE
- 9. PUBLIC COMMENT**
- 10. ADJOURN**

*This meeting may be held as an electronic meeting due to Health Department and State regulations regarding the COVID-19 pandemic. Please contact the Box Elder County Community Development Department at (435)734-2634 by 12:00pm on November 19, 2020 to find out if this meeting will be held electronically or if you have any questions, comments, or concerns.

BOX ELDER COUNTY PLANNING COMMISSION MINUTES OCTOBER 22, 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	Excused	Marcus Wager	County Planner
Kevin McGaha	Excused	Steve Hadfield	County 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 Desiray Larsen**.

The following citizens were present & signed the attendance sheet See Attachment No. 1 – Attendance Sheet.

The Minutes of the September 17, 2020 meeting were made available to the Planning Commission 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.

The Agenda of the October 22, 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. The motion was seconded by **Commissioner Bonnie Robinson** 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.

MICHAELIS CONDITIONAL USE PERMIT, CUP20-05, Request for a Conditional Use Permit for an Accessory Dwelling Unit, located at approximately 13760 North 5400 West in the Garland area of Unincorporated Box Elder County. ACTION

Staff explained the applicant is requesting a Conditional Use Permit for an Accessory Dwelling Unit on property located at 13760 North 5400 West in the Garland area. The existing home is 6,838 square feet in size so the accessory dwelling unit can be up to 2,735 square feet based on county code. It is proposed to be between 1,800 and 2,400 square feet but those plans have not yet been finalized. Box Elder County LUM&DC, Section 5-6-050 regulates Accessory Dwelling Units and Section 2-2-100 regulates Conditional Use Permits. This Accessory Dwelling Unit should not have any impact on the Conditional Use Permit standards. The applicant can meet all the Accessory Dwelling Unit requirements with the 40% size requirement and the building materials used will be looked at during the time of the building permit is applied for.

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

Hearing no comments, a motion was made by **Commissioner Bonnie Robinson** to close the public hearing on the Michaelis Conditional Use Permit, CUP 20-05. The motion was seconded by **Commissioner Desiray Larsen** and passed unanimously.

ACTION

Staff said the findings show that this application meets both sections of the county code. Box Elder County code does allow for Accessory Dwelling Units in zoned areas as well as unzoned areas through a Conditional Use Permit which is acted upon by the Planning Commission. Staff feels comfortable recommending approval.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to approve the Michaelis Conditional Use Permit, CUP20-05, a request for a Conditional Use Permit and adopting the conditions and findings of staff. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

SAUNDERS CONDITIONAL USE PERMIT, CUP20-06, Request for a Conditional Use Permit for a sign permit associated with a billboard, located at approximately 20455 North 6000 West in the Plymouth area of Unincorporated Box Elder County. ACTION

Staff explained applicant is requesting a sign permit for a billboard. This is a conditional use in the county sign code and therefore requires Planning Commission approval along with a public hearing. The sign should not have any negative impact and meets the requirements of Box Elder County LUM&DC Section 5-3-160. The maximum sign height in county code is 40 ft., the proposed height is 35 ft. The maximum area allowed is 672 sq. ft.; proposed is 672 sq. ft. The minimum setback from a public right-of-way is 10 ft.; proposed is 10 ft. The minimum spacing requirement is 2000 ft.; proposed is a few feet over 2000 ft.

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

Hearing no further comments, a motion was made by **Commissioner Desiray Larsen** to close the public hearing on the Saunders Conditional Use Permit, CUP 20-06. The motion was seconded by **Commissioner Bonnie Robinson** and passed unanimously.

ACTION

Staff stated county code allows for billboard signs in the unzoned areas with approval from the Planning Commission. Staff feels comfortable recommending approval.

Commissioner Laurie Munns asked how many billboards are in the area. Staff knows of one at the Travel Stop gas station just off the freeway exit.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to approve application CUP20-06 and Sign 20-001 a Conditional Use Permit and Sign Permit for a billboard, and adopting the exhibits, conditions and findings of staff. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

TEXT AMENDMENT, SECTION 3-4-070, Z20-008, Proposal to amend the use regulations of the County Land Use Code to allow injection and/or blow molding in the Commercial Enterprise zone. ACTION

Staff explained the applicant is a landowner in Commercial Enterprise Zone (CE) of Box Elder County. The CE zone is the second-most intense land use zone in the county. County code allows affected property owners to initiate text amendments. The applicant has requested to allow injection and/or blow molding in the Commercial Enterprise Zone which applies to his property in the South Willard area.

The public hearing was then opened for comments.

Ryan Price, Price Container & Packaging, said he has outgrown the building his business is in. He has done business with an injection molder and a blow molder which is API Kirk Container out of Commerce California for about 25 years. Mr. Price said he proposed they should start injection and blow molding in Box Elder County and since they are moving out of their building, API could move in.

Michael Mercado, API Kirk Container, said Mr. Price has been a long-term customer of theirs for years and has been supplying their product in the marketplace for 25 years. We would like to manufacture in Box Elder County and bring jobs to the community. He said they are looking to invest between 8-10M dollars in equipment and new jobs.

Hearing no further comments, a motion was made by **Commissioner Bonnie Robinson** to close the public hearing on text amendment Section 3-4-070, Z20-008. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

ACTION

Staff read the approval standards for text amendments as follows:

- A. **Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan;** *The proposed amendment is consistent with the 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;** *This text amendment applies to all areas of unincorporated Box Elder County.*
- C. **The extent to which the proposed amendment may adversely affect adjacent property;** *The proposed amendment should not 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.** *The proposed amendment may have an impact on facilities and services depending on the location of the zone and the scope of the project. The specifics of this would be addressed during a rezone or site plan application process.*

Staff is proposing allowing the injection and blow molding use be allowed in the Manufacturing/Industrial (M-G) zone as well.

MOTION: A Motion was made by **Commissioner Jared Holmgren** to forward a recommendation of approval to the County Commission for Application Z20-008, a text amendment to Section 3-4-070, Regulations for Specific Uses in the Commercial and Manufacturing chapter of the Box Elder County LUM&DC, and adopting the conditions and findings of the staff report. The motion was seconded by **Commissioner Desiray Larsen** and passed unanimously.

NEW BUSINESS

MOUNTAIN SIDE SUBDIVISION, SS20-035, Request for final approval for a 6-lot subdivision located at approximately 650 West 7425 South in Unincorporated Box Elder County. ACTION

Staff explained the applicant is requesting final plat approval from the Planning Commission and the County Commission. The Mountain Side Subdivision is located at 650 W 7425 S of the South Willard area. All of the proposed 6 lots are 20,000 sq. ft. in size. The land use north of this property is Agriculture/Residential, south is Agricultural, east and west is Residential. All lots front on an existing county road which is 7425 South. All utility letters have been submitted and setbacks meet county requirements. The road supervisor is currently reviewing the subdivision. The fire marshal is requiring hydrants where necessary beginning at the corner of Highway 898 and 1425 South and moving east. The hydrants must be shown on the final subdivision plat. The county surveyor and engineer have submitted a review to the applicant's surveyor and engineer and staff is waiting on revisions based on that review.

MOTION: A Motion was made by **Commissioner Desiray Larsen** to approve application SS20-35 a final plat for the Mountain Side Subdivision located at 650 West 7425 South in the South Willard area of unincorporated Box Elder County an adopting any conditions and findings of staff. The motion was seconded by **Commissioner Bonnie Robinson** and unanimously carried.

CONDITIONS:

1. Compliance with all comments from County Staff regarding the final plat, final improvement drawings, and improvement estimate.
2. Submittal of an improvement estimate.
3. Final approval of the plat and development agreement by the County Commission.
4. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
5. Compliance with Chapter 6-1, Subdivisions, of the Box Elder County Land Use Management & Development Code.
6. 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 meeting adjourned at 7:44 p.m.

Laurie Munns, Chairman
Box Elder County Planning Commission



PLANNING COMMISSION
STAFF REPORT

Meeting Date: November 19, 2020

Agenda Item #: 6a

Application Type:

Zoning Map Amendment

APPLICANT(S):

Kim Hawker

PROJECT #:

Z20-009

ADDRESS:

Approx. 4550 North 1000
West

PARCEL #:

04-035-0021

CURRENT ZONE:

MU-160 (Multiple Use 160
acres) & RR-5 (Rural
Residential 5 acres)

TYPE OF ACTION:

Legislative

REPORT BY:

Marcus Wager
County Planner

BACKGROUND

The applicant is requesting that 66.71 acres be rezoned from MU-160 (Multiple Use 160 acres) & RR-5 (Rural Residential 5 acres) to the RR-5 (Rural Residential 5 acres) 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	Agriculture	RR-5
South	Rural Residential/Agriculture	RR-5
East	Rural Residential/Agriculture	RR-5/MU-160
West	Rural Residential/Agriculture	RR-5

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.

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- 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 the 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 and agricultural uses. Along this stretch of HWY 38 most of the homes are located along the highway frontage, with a few exceptions.

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

It is debatable if adjacent property owners would be adversely affected. The Harper Ward area has stated in the past that they are in favor of 5 acre zoning. 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 utilities that would service this area are mostly along HWY 38 and 4575 North/1100 West – it would be the developer's responsibility to extend any services/utilities that would be needed for a development of any size.

The main problem with this property is that it would require at least a 60 ft. right-of-way for any development over 1 additional home. Currently there is one home (Ryan Jones) that has a 20 ft. right-of-way access. This was done before our current road standards were adopted. At this point, there could be

1 more home if that access was increased to at least a 30 ft. right-of-way, but if more homes were to be built, they would require the minimum 60 ft. right-of-way.

Any future development would have a few options – all contingent on other property owners.

- 1. The first would be where the 20 ft. right-of-way currently exists – the two homes near HWY 38 would still need to meet setbacks if additional right-of-way is to be purchased there (we are not sure if there is enough room at this location).*
- 2. A second option would be through what is now owned by Karl Bodily – this option would require the Cedar Springs PUD subdivision to be amended to provide for a right-of-way through it.*
- 3. The last option would be to continue 1100 West to the North, then East – through the Treir Allen property, then back South into the applicants property.*

I wish to emphasize that any of these options would require the cooperation of neighboring land owners, if the developer could not find a way to get a right-of-way up to this property – they would not be able to develop it.

FINDINGS:

Based on the analysis of the zoning map amendment application request for the rezone of the subject parcel from MU-160 (Multiple Use 160 acres) & RR-5 (Rural Residential 5 acres) to the RR-5 (Rural Residential 5 acres) 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 developer would need to acquire additional property for a road to access the parcel in question.
3. The developer would be required to bring power, water, and gas up to the development at the developer's expense.
4. The development would need to conform to all of the subdivision regulations that Box Elder County has adopted.

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 Z20-009, a zoning map amendment from the MU-160 (Multiple Use 160 acres) & RR-5 (Rural Residential 5 acres) to the RR-5 (Rural Residential 5 acres) zone and adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

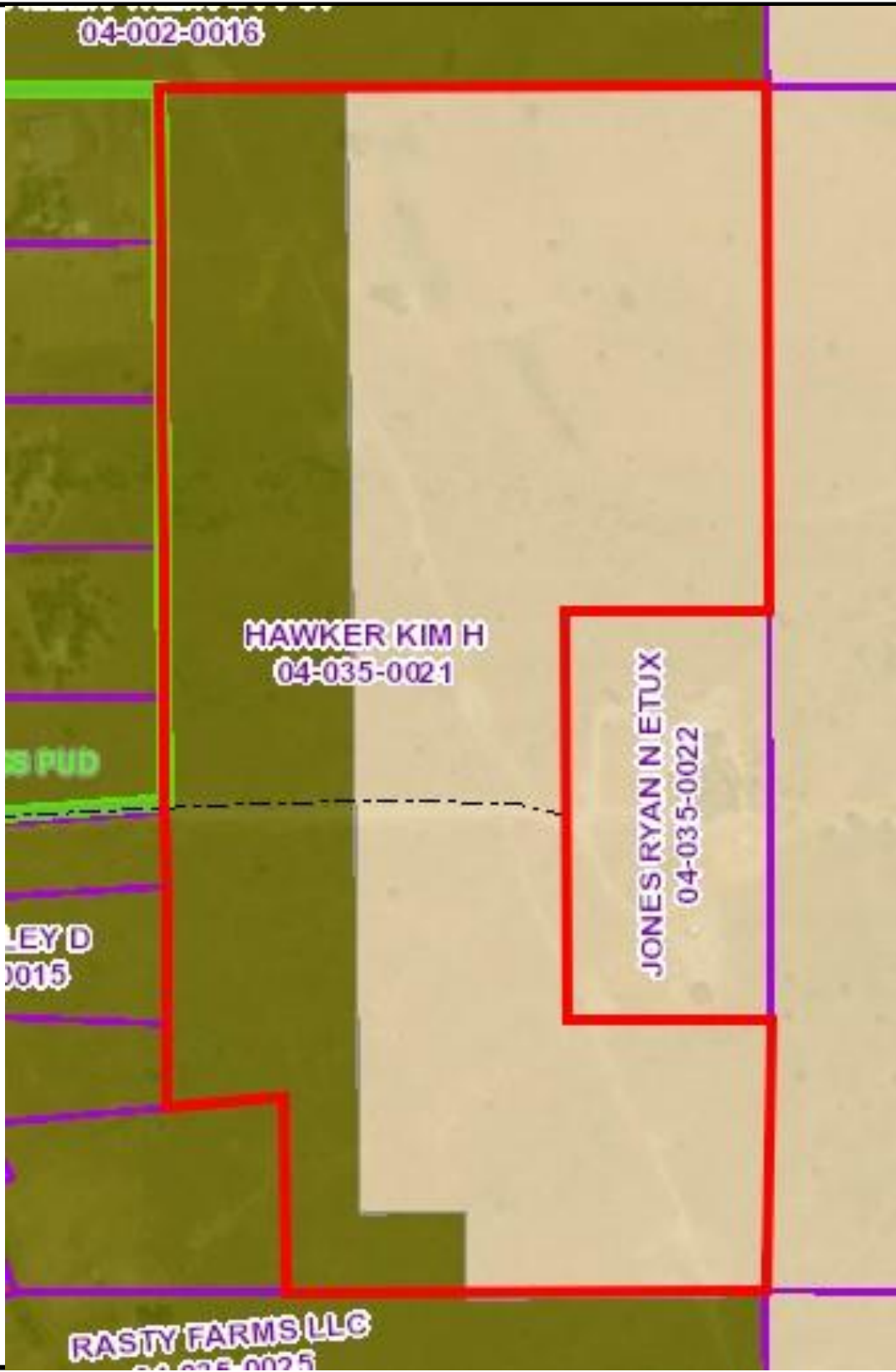
Table – “I move the Planning Commission table the review of application number Z20-009, a zoning map amendment from the MU-160 (Multiple Use 160 acres) & RR-5 (Rural Residential 5 acres) to the RR-5 (Rural Residential 5 acres) zone to (give date), based on the following findings:”

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 Z20-009, a zoning map amendment from the MU-160 (Multiple Use 160 acres) & RR-5 (Rural Residential 5 acres) to the RR-5 (Rural Residential 5 acres) zone 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: November 19, 2020

Agenda Item #: 7a

Application Type:

Subdivision - Preliminary

APPLICANT(S):

Blaine Rupp

PROJECT #:

SS20-034

ADDRESS:

10400 North 7600 West

ZONE:

UNZONED

PARCEL #:

05-082-0042, -0044

REPORT BY:

Scott Lyons,
Comm. Dev. Director

BACKGROUND

The applicant is requesting preliminary approval of the Harvest Point Estates Subdivision plat. The proposed subdivision is 20 new lots ranging in size from 0.80 acres to 14.42 acres. The existing parcels total 150.24 acres in size, but two remainder parcels of 49.70 and 63.51 acres will be left for agricultural use.

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	Unzoned
South	Rural Residential/Agriculture	Unzoned
East	Rural Residential/Agriculture	Unzoned
West	Agriculture	Unzoned

Access:

Access to the lots will be via 10000 North and 10400 North (existing County roads).

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 a geotechnical report on the groundwater as well as a water pressure report for the culinary system.

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. Submittal of groundwater report and water pressure report.
5. Compliance with County Engineer, Fire, Roads, Planning & Zoning requirements as part of Final Plat.
6. 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 SS20-034, a preliminary plat for the Harvest Point Estates Subdivision, located at approximately 10400 North 7600 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....

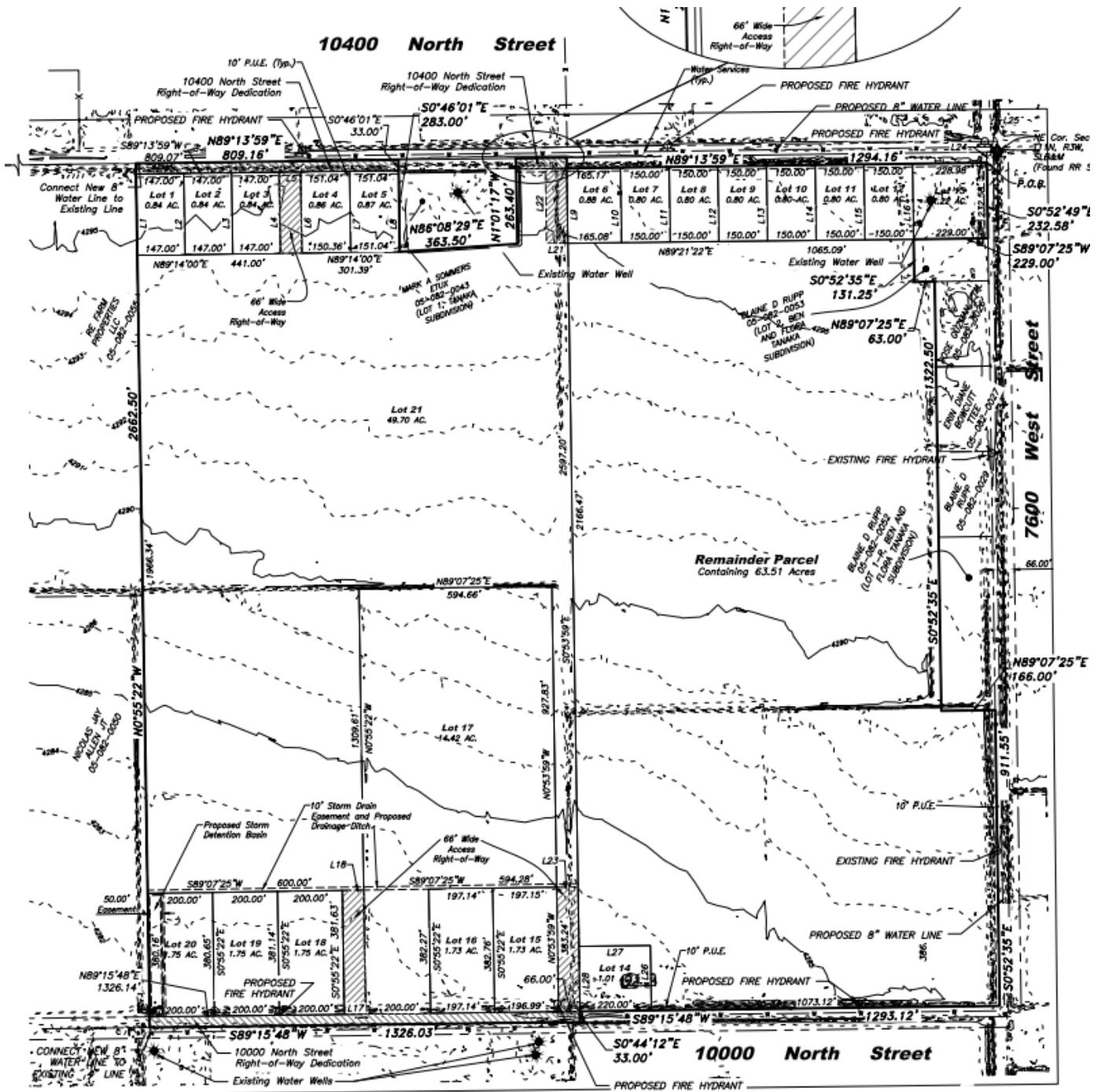
Table – “I move the Planning Commission table the review of application number SS20-034, a preliminary plat for the Harvest Point Estates Subdivision, located at approximately 10400 North 7600 West in the Tremonton area of unincorporated Box Elder County, to (give date), based on the following findings:”

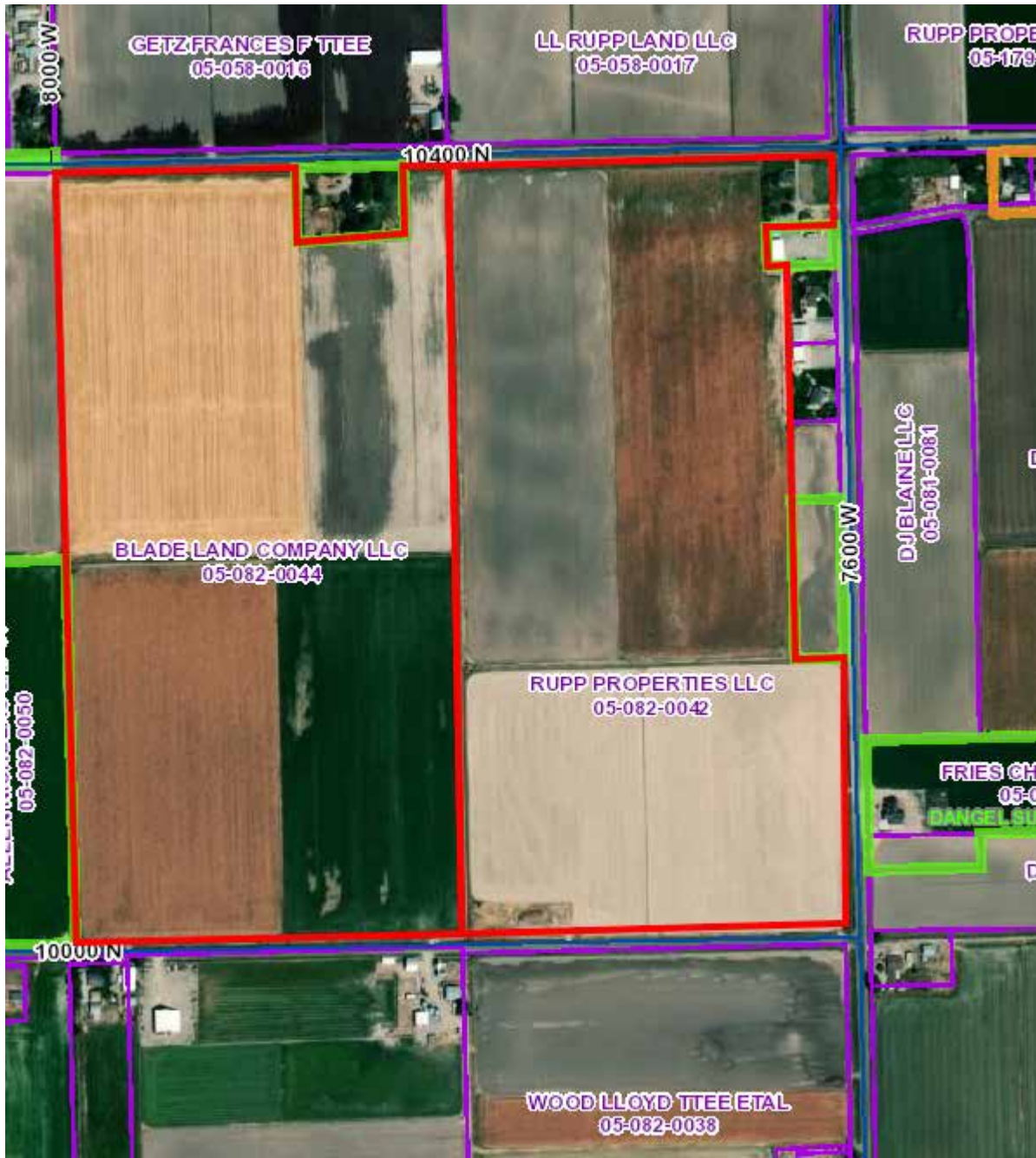
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the Planning Commission deny application number SS20-034, a preliminary plat for the Harvest Point Estates Subdivision, located at approximately 10400 North 7600 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 Scott Lyons at 435-734-3316 with any questions.







PLANNING COMMISSION

STAFF REPORT

Meeting Date: November 19, 2020
Agenda Item #: 7b

Application Type:

Subdivision Amendment

APPLICANT(S):

Baxtor and Alexa Roche

PROJECT #:

SS20-037

ADDRESS:

11185 West 10400 North

ZONE:

Un-zoned

PARCELS #:

05-139-0005; 05-139-0019;
05-139-0020

REPORT BY:

Marcus Wager,
County Planner

BACKGROUND

The applicant is requesting to amend the Roche Subdivision with the approval of the Roche Subdivision First Amendment. The original subdivision was recorded on July 7, 2016. The owners now wish to have the back section of the property in agricultural use only and not be a part of any lot. This amendment also squares up some of the property lines between the parcels.

ANALYSIS

County Code:

State Code sections 17-27a-608 and 609 allow a subdivision to be amended by recording an amended plat following approval by the Land Use Authority.

Surrounding Land Use and Zoning:

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

Access:

Access is maintained along 10400 North or HWY 102. Any future change in use will require a permit from UDOT.

Utilities:

Utilities to the property currently exist and were approved as part of the original subdivision.

Setbacks:

All setbacks are currently being met. This amendment won't change the future ability to meet setback requirements.

Land Use Ordinance Standards Review:

Per State Code sections 17-27a-608 and 609 a subdivision can be amended by the Land Use Authority via approval and recording of an amended plat. The Planning Commission's role is to ensure that a proposed subdivision is consistent with established ordinances, policies and planning practices of the County. The Planning Commission acts as an advisory body to the County Commission and shall make investigations, reports and recommendation on proposed subdivisions as to their conformance to the general plan, zoning code and other pertinent documents as it deems necessary. Following the Planning Commission's review and approval of a subdivision amendment application, it will be recorded in the office of the Box Elder County Recorder.



County Department Reviews:

The proposal was reviewed by applicable county departments. There are no more comments and it is recommended for approval by all.

Findings:

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

1. The proposed subdivision amendment complies with the subdivision regulations of Box Elder County and the State of Utah.

RECOMMENDATION

Based on the information presented in this report, application materials submitted and the site review, **staff recommends the Planning Commission APPROVE the Roche Subdivision First Amendment.**

MODEL MOTIONS

Approval – “I move the Planning Commission approve application number SS20-037, amending the Roche Subdivision, located in unincorporated Box Elder County, 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 application number SS20-037, amending the Roche Subdivision, located in 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 SS20-037, amending the Roche Subdivision, located in 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.

