

# BOX ELDER COUNTY PLANNING COMMISSION AGENDA

May 16, 2019

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. PLANNING COMMISSION TO SELECT A CHAIR AND VICE CHAIR TO SERVE A TERM OF ONE (1) YEAR**
- 5. APPROVAL of the April 18, 2019 Planning Commission Minutes.**
- 6. UNFINISHED BUSINESS**
  - a. NONE
- 7. PUBLIC HEARINGS**
  - a. MARRIOTT CONDITIONAL USE PERMIT, CUP19-001, request for a conditional use permit for professional office use in the South Willard – Neighborhood Commercial zone. ACTION
  - b. MACKLEY REZONE, Z19-003. Request for a rezone from A-20 to C-E at approximately 7875 South 1500 West in the South Willard area of Unincorporated Box Elder County. ACTION
- 8. NEW BUSINESS**
  - a. NONE
- 9. WORKING REPORTS**
  - a. NONE
- 10. PUBLIC COMMENT**
- 11. ADJOURN**\_\_\_\_\_

# BOX ELDER COUNTY PLANNING COMMISSION MINUTES APRIL 18, 2019

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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	Com Dev Dir.
Mellonee Wilding	Vice-Chair	Marcus Wager	County Planner
Kevin McGaha	Excused	Steve Hadfield	County Attorney
Michael Udy	Member	Jeff Scott	Commissioner
Desiray Larsen	Excused	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 Michael Udy**.  
Pledge was led by **Commissioner Bonnie Robinson**.

### **The following citizens were present & signed the attendance sheet**

See Attachment No. 1 – Attendance Sheet.

The Minutes of the March 21, 2019 meeting were made available to the planning commissioners prior to this meeting and upon review a **Motion** was made by **Commissioner Jared Holmgren** to approve the minutes as written. The motion was seconded by **Commissioner Bonnie Robinson** and passed unanimously.

**MOTION:** A Motion was made by **Commissioner Bonnie Robinson** to approve the April 18, 2019 agenda. 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.

**LAND USE TEXT AMENDMENT, Z19-002. Request to amend text of the Box Elder Land Use Management & Development Code Chapter 3-5, South Willard Neighborhood Commercial (SW-NC), to allow the use “professional offices”.**

Staff stated the text amendment being requested is to add the use “professional offices” to the uses allowed in the South Willard Neighborhood Commercial Zone.

The public hearing was 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 Land Use Text Amendment, Z19-002, the motion was seconded by **Commissioner Michael Udy** and passed unanimously.

**ACTION**

Staff explained for a text amendment the approval standards set forth in the land use code are 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 affects all areas of unincorporated Box Elder County that have the zoning designation of South Willard Neighborhood Commercial.*

**C. The extent to which the proposed amendment may adversely affect adjacent property;** *and 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 should not put a strain on any of these facilities.*

Staff continued stating the land use code allows for ordinance text amendments subject to review of these approval standards. It is staff’s opinion the proposed amendment meets the approval standards and the planning commission may forward a recommendation of approval to the county commission.

**Commissioner Laurie Munns** asked staff since this text amendment affects all areas of unincorporated Box Elder County having the designation of South Willard Neighborhood Commercial; do you see this being in effect in other areas where we would not want it to be there?

Staff said there is only one area zoned South Willard Neighborhood Commercial and it does not have a negative effect. If this is incorporated into the text of the code, then any future requests for the South Willard Neighborhood Commercial Zone that would then be part of the analysis as to whether any use in this table would impact the area.

**Commissioner Bonnie Robinson** asked if someone in West Corinne could come and request that zone or is it specific to South Willard.

Staff answered the South Willard Neighborhood Commercial District specifically states areas in appropriate location along the fruitway of US Highway 89.

**Commissioner Laurie Munns** confirmed that not only is the planning commission forwarding a recommendation of adding the words professional offices, but also whether or not we want to see it as a conditional use or a permitted use.

Staff stated the applicant asked for professional offices to be allowed in the zone but did not specify conditional vs. permitted. Staff has also put together a draft for the definition of professional office as “a building where the business of a commercial organization or professional person is conducted limited to normal office activities, not including accessory functions of the business”.

**MOTION:** A Motion was made by **Commissioner Mellonee Wilding** to forward a recommendation of approval to the county commission on Application #Z19-002 for the Land Use Text Amendment, with the condition it be a conditional use not a permitted and include the definition of professional office put together by staff. The motion was seconded by **Commissioner Bonnie Robinson** and passed unanimously.

## **NEW BUSINESS**

### **TAG SITE PLAN, SP19-001, Request for a Tactical Laser Tag Arena located at approximately 9500 South Highway 89 in the South Willard area of Unincorporated Box Elder County. ACTION**

Staff explained this is in South Willard by the Weber County line. The property surrounding the area is zoned C-G (General Commercial.) Box Elder County Land Use Management & Development Code Section 3-4-070-9.5 allows as a permitted use Sports Activities Facilities and Section 2-2-120.D.2.c, allows for commercial uses subject to Site Plan approval. Section 2-2-090 outlines the following standards for approval for permitted uses.

- A. The proposed use shall be allowed as a permitted use in the applicable zone. *Yes***
- B. The proposed use shall conform to development standards of the applicable zone. *Yes***
- C. The proposed use shall conform to all applicable regulations of general applicability and regulations for specific uses set forth in this Code. *Yes***
- D. The proposed use shall conform to any other applicable requirements of Box Elder County Ordinances. *Yes***
- E. If the proposed use is located on a lot or parcel which has been subdivided without County approval a subdivision plat shall be approved and recorded as a condition of approval. *N/A***

Staff stated there is an existing building and no modifications are planned with this site plan. Access is off Highway 89 in Weber County and wraps around to the building. All necessary departments have reviewed this and found no issues. The Box Elder County LUM&DC allows for commercial uses in the general commercial area and the site plan conforms to all requirements of the code. Staff recommends approval.

**MOTION:** A Motion was made by **Commissioner Bonnie Robinson** to approve the TAG Site Plan, SP19-001 the request for a tactical laser tag arena in South Willard area with conditions listed by staff. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

**Conditions:**

1. Compliance with Section 2-2-090 of the Box Elder County Land Use Management & Development Code.
2. Compliance with Article 5, Regulations of General Applicability, 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.

**WILLARD VIEW ESTATES SUBDIVISION, SS19-010, at approximately 656 West 7550 South in the South Willard area of Unincorporated Box Elder County. ACTION**

Staff said the applicant is requesting final approval of a six-lot subdivision. Lot 1 is 1.24 acres, lots 2-6 are approximately .64 acres each. Surrounding zoning is R-1-20. The access comes off Highway 89 onto an existing road at 7550 South. The letters for utilities have been received and are satisfactory. The feasibility letter from Bear River Health Department needs to be updated with the name of the subdivision and the number of lots. Staff has received the geotechnical report but is still waiting on the title report. All setbacks for the R-1-20 zone can be met. Setbacks will be reviewed and enforced during the building permit process. Article 6 of the Box Elder County LUM&DC outlines the requirements for subdivision review and all county departments are either satisfied or are currently reviewing this subdivision.

Staff continued stating based on the analysis of the subdivision plat and the survey of the surrounding area, staff concludes with the conditions outlined in the recommendation section of the staff report, the final subdivision plat will comply with the subdivision regulations of Box Elder County. Staff recommends approval.

**MOTION:** A Motion was made by **Commissioner Michael Udy** to approve the Willard View Estates Subdivision Final Plat SS19-010 subject to the conditions mentioned by staff. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

**Conditions:**

1. Compliance with all the comments from county staff.
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.

**SURPLUS PROPERTY DISPOSAL FOR COUNTY WATER SHARES. ACTION**

Staff said Tremonton City has requested to purchase 44 water shares owned by the Box Elder County Redevelopment Agency for a secondary water system. The county surplus property disposal policy states when the disposal of real estate is being considered, it is to be reviewed by the planning commission to insure compliance with the general plan and the LUM&DC. Following

the review, the planning commission shall submit their findings to the county commission within 15 days. Staff stated County Attorney Stephen Hadfield feels since water shares are often associated with real estate transactions, they can be considered real estate. In reviewing county code, staff could not find any regulations regarding county owned water shares. Upon reviewing the general plan, there is a section called water resources that states: “the county continues to support the development, adoption, and implementation of water collection, storage, distribution and conservation plans by local municipalities, the conservancy district and water companies. The county encourages continued cooperation among these entities as water-management decision are made”. Staff said this could be interpreted as a conservation plan by a local municipality because Tremonton City is looking to start a secondary water system in order to conserve culinary water. In the same section of the general plan it states: “Box Elder County encourages the development and use of secondary water systems as a way to conserve and more efficiently distribute limited water resources. The county is particularly interested in exploring the possibilities of using grey water as a secondary water source”. Staff feels it is safe to say the county’s general plan does support secondary water systems but does outline anything specifically to the sale of county owned water shares.

Staff thinks a finding could be sent to the county commission that neither the general plan or the county code addresses county owned water shares but does address the support of secondary water systems.

**MOTION:** A Motion was made by **Commissioner Mellonee Wilding** to forward a recommendation to the county commission that this is it not addressed under the county land use code or the general plan and so it is not prohibited. The motion was seconded by **Commissioner Jared Holmgren** and unanimously carried.

**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 Mellonee Wilding** and the meeting adjourned at 7:37 p.m.

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Laurie Munns, Chairman  
Box Elder County Planning Commission



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# PLANNING COMMISSION

## STAFF REPORT

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**Meeting Date: May 16, 2019**

**Agenda Item #: 7a**

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**Application Type:**

Conditional Use Permit

**APPLICANT(S):**

Kami Marriott

**PROJECT #:**

CUP19-001

**ZONE:**

SW-NC

**PARCEL #:**

01-045-0084

**TYPE OF ACTION:**

Administrative

**REPORT BY:**

Scott Lyons,  
Comm. Dev. Director

**BACKGROUND**

The applicant is requesting a Conditional Use Permit for a Professional Office located in an existing building at 8191 South Highway 89 in the South Willard area. The applicant owns the property and would like to lease it to a local trucking company for office/bookkeeping use. The use should generate very little traffic with only 2-3 employees and occasional clients. The company has a separate location for the parking and storage of its truck fleet. A full description of the proposal is attached.

*Surrounding Land Use and Zoning:*

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Rural Residential	R-1-20
South	Rural Residential	R-1-20
East	Agriculture	R-1-20
West	Rural Residential	R-1-20

**ANALYSIS**

**County Code:**

**Land Use Ordinance Standards Review:**

Box Elder County Land Use Management & Development Code Section 3-5-070-4.13 allows Professional Offices subject to Conditional Use Permit approval by the Planning Commission. Box Elder County Land Use

Management & Development Code defines a Professional Office as *"A building where the business of a commercial organization or professional person is conducted. Limited to normal office activities. Not including accessory functions of the business."*

Section 2-2-100 outlines the following standards for approval for Conditional Use Permits.

1. 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;
2. 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;



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3. 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.

To be more specific, the code states the following factors should be reviewed and considered:

1. Conditions relating to safety of persons and property.
  - a. The impact of the proposed facility or use on the health, safety, and welfare of the County, the area, and persons owning or leasing property in the area.  
*Please read applicant's statement. Any perceived impacts should be mitigated through conditions on the proposed use. Impacts or additional conditions may come to light as part of the public hearing process.*
  - b. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area.  
*Any adverse effects the Commission can think of should be addressed with the applicant.*
  - c. Building elevations and grading plans which will prevent or minimize flood water damage, where property may be subject to flooding.  
*This is an existing structure that hasn't presented any of the above issues.*
  - d. Increased setback distances from lot lines where the Planning Commission determines it to be necessary to ensure the public safety.  
*This is an existing structure.*
  - e. Appropriate design, construction, and location of structures, buildings, and facilities in relation to any earthquake fault or other seismic hazard, which may exist on or near the property, and limitations and/or restrictions to use and/or location of use due to site conditions, including but not limited to wetlands, flood plains or landslide area.  
*This is an existing structure.*
2. Conditions relating to the compatibility of the use.
  - a. The suitability of the specific property for the proposed use.  
*The property is located in the South Willard Neighborhood Commercial zone along Hwy 89 in South Willard. This is the intended use for such a zone and location.*
  - b. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity.  
*The surrounding development is mainly agricultural and rural residential with traffic from an adjacent gravel pit. The proposed use should have minimal to no impact on the surrounding area.*
  - c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity.  
*Staff has no evidence of this.*
  - d. The number of other similar conditional uses in the area and the public need for the proposed conditional use.  
*To staff's knowledge there are no similar conditional uses in the area. There are other small businesses along Hwy 89.*





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3. Conditions relating to health and safety.

*The following are possible conditions relating to health and safety:*

- 1. This location is for office use only. Trucks, trailers, and any other business related equipment/materials must be stored at a separate location.*
- 2. The business should not generate any truck traffic at this location.*

*Any additional adverse effects the Commission can think of should be addressed with the applicant.*

4. Conditions relating to environmental concerns.

*Any adverse effects the Commission can think of should be addressed with the applicant.*

5. Conditions relating to compliance with intent of the General Plan and characteristics of the zone district.

*See conditions 1 and 2 above.*

*Any additional adverse effects the Commission can think of should be addressed with the applicant.*

6. The aesthetic impact of the proposed facility or use on the surrounding area.

*Any adverse effects the Commission can think of should be addressed with the applicant.*

7. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area.

*These utilities are all in place as it is an existing structure.*

8. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation.

*These are all in place as it is an existing structure.*

The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use.

*None of these should be an issue based on the use that is proposed.*

*Any additional adverse effects the Commission can think of should be addressed with the applicant.*

**Setbacks:**

*Unless increased by the Planning Commission as part of the Conditional Use Permit any accessory building on-site must meet the following setbacks for the RR-2 zone:*

*Front: 30 feet*

*Side: 10 feet*

*Rear: 10 feet*

**Access:**

*Access to the property is obtained by Hwy 89.*

**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 a Professional Office in the SW-NC zone when approved by the Planning Commission.



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2. The proposed Conditional Use can conform to all requirements within the Box Elder Land Use Management and Development Code if all conditions set forth in the permit are met and maintained.

### **RECOMMENDATION**

Staff recommends the Commission approve the Conditional Use Permit subject to the following conditions:

### **CONDITIONS**

1. Compliance with Section 2-2-100 of the Box Elder County Land Use Management & Development Code.
2. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.
3. This location is for office use only. Trucks, trailers, and any other business related equipment/materials must be stored at a separate location.
4. The business should not generate any truck traffic at this location.

### **MODEL MOTIONS**

**Approval** – “I move the Planning Commission approve application number CUP19-001, a Conditional Use Permit for a Professional Office, 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 CUP19-001, a Conditional Use Permit for a Professional Office, 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 CUP19-001, a Conditional Use Permit for a Professional Office, 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.





Willard Land Holdings

5238 W 2150 N

Ogden, UT 84404

5-8-2019

To: Box Elder County Planning Commission

Dear Sirs,

Please find attached our application for conditional use for a Business Office in one of the units at 8191 S Hwy 89 in South Willard. The area is currently zoned SW-NC (South Willard Neighborhood Commercial) with a recently approved conditional use of Business Office.

The proposed use is for a business office for a local trucking company. The use will not be detrimental to the health, safety or general welfare of persons living or working in the area, nor impact any adjoining properties, uses or building in the area. The only traffic this business should generate is 2-3 employees and occasional clients. The trucking company has a separate location for the parking and storage of its fleet of trucks.

We feel that the proposed used is a benefit to the area because it will allow small community businesses in the area which is within the original desired uses of the zone. In addition, having an additional business at this location, which has been vacant for some time, will help with keeping the area in good repair and prevent deterioration which often comes with a vacant building.

The building is served with culinary water, has a septic system that was installed several years ago, natural gas and electric power. There currently is no landscaping other than the adjoining farm ground.

Thank you for considering this conditional use, and please contact me if you have any questions or concerns about this application.

Thank you



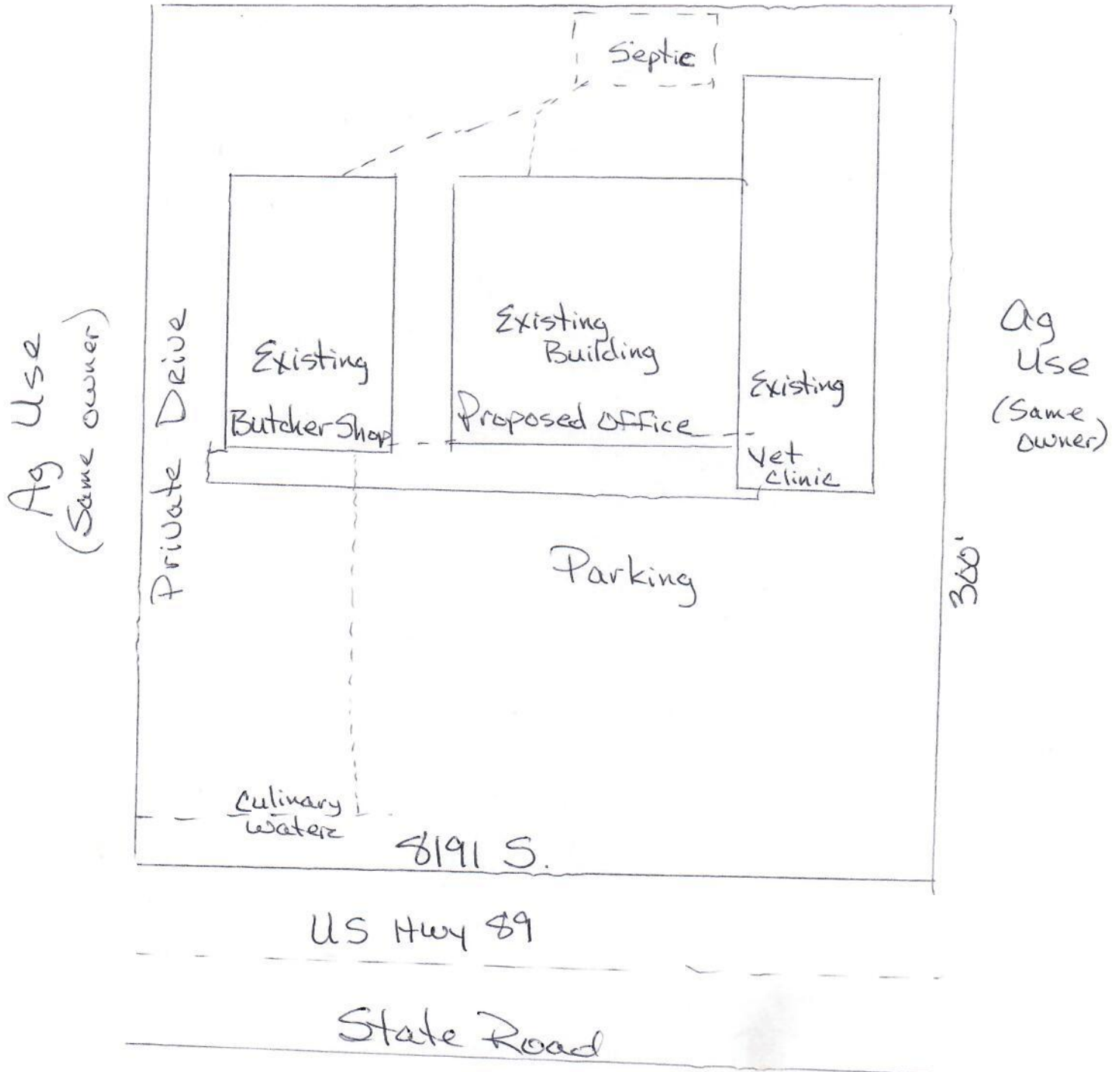
Kami Marriott

Willard Land Holdings

Willard Land Holdings, Kami Marriott, Manager

Ag Use (same owner)

1860



(Note: location of Septic + water are approximate)



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# PLANNING COMMISSION

## STAFF REPORT

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Meeting Date: May 16, 2019

Agenda Item #: 7b

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**Application Type:**

Zoning Map Amendment

**APPLICANT(S):**

Paul Mackley

**PROJECT #:**

Z19-003

**ADDRESS:**

7875 South 1500 West

**PARCEL #:**

01-041-0002

**CURRENT ZONE:**

A-20

**TYPE OF ACTION:**

Legislative

**REPORT BY:**

Marcus Wager  
County Planner

**BACKGROUND**

The applicant is requesting that the listed parcel be rezoned from A-20 (Agriculture 20 Acre) to C-E (Commercial Enterprise). The Parcel is 12.95 acres in size. This parcel was created in 1907 at 15.24 acres and changed in 1973 to 12.95 acres due to I-15. Therefore it is considered a legal non-conforming parcel.

**ANALYSIS**

**County Code:**

Land Use Management & Development Code 2-2-080.C. allows a property owner to initiate a zoning map amendment as set forth in said section.

**Surrounding Land Use and Zoning:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Agriculture/Commercial	A-20
South	Agriculture	A-20
East	I-15/RR/Residential	N/A – R-1-20
West	Agriculture	A-20

**Land Use Ordinance Standards Review:**

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 South Willard Community Plan addresses this area as A-20 and does not recommend anything other than this zoning designation for the future. However, the County’s General Plan does state that future land use decisions will consider the following: promoting development patterns consistent with, and sensitive to, resident preferences; and balancing private property rights with public interests.*

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



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*The area is a combination of mainly agricultural uses with some commercial and residential homes. Whether the proposed amendment is harmonious with the overall character of existing development is quite subjective.*

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

*This is subjective. The public hearing process may shine additional light on this.*

**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.**

*Roadways and fire protection may be of concern, staff is waiting to hear back from Box Elder County Roads Supervisor. The Fire Marshall had this to say: **"I do have a concern with the ability to provide needed fire flow, this will require fire hydrants and a 8 inch line will need to be brought under the tracks to provide this"**. All other facilities and services should be adequate.*

**FINDINGS:**

Based on the analysis of the proposed zoning map amendment to the A-20 zone and a survey of the surrounding area, staff concludes the following:

1. The Box Elder Land Use Management and Development Code allows for a rezone subject to zoning map amendment review procedures and approval.
2. It can be interpreted that the proposed map amendment meets the Approval Standards found in Section 2-2-080(E) of the Box Elder County Land Use Management and Development Code.
3. This application is for a zoning designation from A-20 to C-E.

**RECOMMENDATION**

Based on the information presented in this report, application materials submitted and the site review, **the Planning Commission may forward a recommendation of approval to the County Commission**, but 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 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 Z19-003, a zoning map amendment from A-20 (Agriculture 20 Acre) to C-E (Commercial Enterprise) 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 Z19-003, a zoning map amendment from A-20 (Agriculture 20 Acre) to C-E (Commercial Enterprise) 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 Z19-003, a zoning map amendment from A-20 (Agriculture 20 Acre) to C-E (Commercial Enterprise) 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.

