

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

June 21, 2018

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 May 17, 2018 Planning Commission Minutes.
- 5. UNFINISHED BUSINESS**
 - a. **ANDREASEN ZONING MAP AMENDMENT, Z18-005, Request to re-zone property from A-20 (agricultural 20 acres) to RR-20 (rural residential 20,000 sq. ft.) at approximately 3300 North 4425 West in the Corinne area of Unincorporated Box Elder County.**
- 6. PUBLIC HEARINGS**
 - a. **ANDREASEN ZONING MAP AMENDMENT, Z18-006, Request to re-zone property from A-20 (agricultural 20 acres) to RR-1 (rural residential 1 acre) at approximately 3300 North 4425 West in the Corinne area of Unincorporated Box Elder County.**
 - b. **BLOCK UNITED TEMPORARY USE PERMIT, TUP18-001, Request for a two year Temporary Use Permit to locate a data center consisting of eleven temporary conex type containers, transformers, and associated power equipment at 7950 W. 24000 N. in the Plymouth area of Unincorporated Box Elder County.**
- 7. NEW BUSINESS**
 - a. **BROOKSIDE ESTATES SUBDIVISION PHASE 2 1ST AMENDMENT, SS18-013, at approximately 15890 North 4400 West in the Fielding Area of unincorporated Box Elder County.**
 - b. **OPEN COUNTRY STORAGE SITE PLAN, SP18-002, at approximately 10620 North 10800 West in the Thatcher Area of unincorporated Box Elder County.**
- 8. WORKING REPORTS**
 - a. NONE
- 9. PUBLIC COMMENT**
- 10. ADJOURN** _____

BOX ELDER COUNTY PLANNING COMMISSION MINUTES MAY 17, 2018

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	Member	Steve Hadfield	Excused
Michael Udy	Excused	Jeff Scott	County Commission
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 Chairman Laurie Munns.
Pledge was led by Commissioner Jared Holmgren.

The following citizens were present & signed the attendance sheet

Ron & Marie Hansen Marlee Larsen

The Minutes of the April 19, 2018 meeting were made available to the Planning Commissioners 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 Desiray Larsen** 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.

ANDREASEN ZONING MAP AMENDMENT, Z18-005, Request to re-zone property from A-20 (agricultural 20 acres) to RR-20 (rural residential 20,000 sq. ft.) at approximately 3300 North 4425 West in the Corinne area of unincorporated Box Elder County.

Staff said the applicant is requesting approximately 5 acres of their parcel to be re-zoned from A-20 (Agricultural 20 acres) to RR-20 (Rural Residential 20,000 sq. ft.) Surrounding land use to the north, south, and east is agriculture. To the west there is a residential house. The area is largely a combination of RR-20 and A-20 and a slight bit of industrial.

The public hearing was then opened for comments.

Ron Hansen of Corinne, is wondering if it has to be in ½ acre parcels. He does not want to limit people but he is concerned there can be up to 9 other parcels there. His parcel is the one residential house to the west. He also does not want his view of the mountains blocked.

Hearing no further comments a motion was made by **Commissioner Bonnie Robinson** to close the public hearing on the Andreasen Zoning Map Amendment Z18-005, the motion was seconded by **Commissioner Kevin McGaha** and passed unanimously.

ACTION

Staff reviewed Section 2-2-080.E., standards for review for zoning map amendments as follows:

- A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan;** *The West Corinne Community Plan shows the possibilities in this area should be 1 Acre or Future Industrial. However, the County has already strayed from this plan in the Proctor and Gamble area which showed a possible RR-20 but is now zoned as M-G.*
- 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 combination of residential and agricultural uses. Whether the proposed amendment is harmonious with the overall character of existing development is quite subjective. This point could be argued saying yes, it is harmonious due to there being existing residential uses.*
- C. The extent to which the proposed amendment may adversely affect adjacent property; and** *This is subjective. Residential uses do tend to bring additional traffic. They also tend to bring higher property values. 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.** *The facilities and services intended to serve the subject property currently exist. Proof of these facilities is required prior to approval of a development plan or building permit.*

Staff said it can be interpreted that the proposed map amendment meets the approval standards. This is a legislative decision so the planning commission will recommend to the county commission either approval or denial or the item may be tabled. If approval is recommended, the following four conditions will apply.

1. Applicant provides a legal description for the area to be rezoned.
2. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
3. Compliance with Article 2-2-080, Zoning Map and Text Amendments, 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.

Chairman Laurie Munns reminded the commissioners the applicant's intention is for one home on the 5-acres but the RR-20 zone will allow for the potential of 10 homes. She asked if the West Corinne General Plan was to have 1-acre or future industrial. She questioned why this zone was not offered to the applicant instead of RR-20.

Staff said at the time of the application, the West Corinne Plan had not been looked into. Knowing there was a lot of RR-20 in the area and the applicant was wanting to just build a house, RR-20 was recommended.

Commissioner Desiray Larsen said without the input from the applicant she feels inclined to table the item.

MOTION: A Motion was made by **Commissioner Kevin McGaha** to table the item until legal description is provided and give the applicant an opportunity to provide input. Motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

NEW BUSINESS

LARKIN ESTATES SUBDIVISION, SS18-011, at approximately 10720 North 8400 West in the Bothwell/Tremonton Area of unincorporated Box Elder County.

Staff explained the applicant is requesting final approval for Larkin Estates, an 8-lot subdivision. There would be seven new lots at approximately 7.16 acres. The eighth lot has a home on it at 1.34 acres. The area is unzoned. Section 6-1-190 of the LUM&DC requires the subdivision to receive final approval from the county commission with prior approval from the planning commission. The surrounding land uses and zoning to the north is agricultural and a small amount of residential. To the south, east and west is agriculture with the whole area being unzoned. Access will be on 8400 West, an existing county road. The letters for all utilities have been turned in but staff is waiting for a title report, a geotechnical report, and a health department feasibility letter. All the setbacks in the area can be met with the subdivision and will be reviewed during the building

permit process. All departmental reviews have been done on the subdivision.

Staff recommends approval with the following 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.

MOTION: A Motion was made by **Commissioner Desiray Larsen** to approve Application SS18-011 in the Bothwell/Tremonton area for the Larkin Subdivision as well as adopting conditions as stated in the staff report. The motion was seconded by **Commissioner Mellonee Wilding** and unanimously carried.

CHRISTENSEN AGRICULTURAL SUBDIVISION, AS18-004, at approximately 16360 North 5200 West in the Riverside/Fielding Area of unincorporated Box Elder County.

Staff said the applicant is requesting an agriculture subdivision to separate a single family dwelling located at approximately 16360 North 5200 West in the Riverside/Fielding area. The subdivision would create a 5-½ acre residential piece and a 13.07 acre agricultural piece. For this analysis staff used Utah State Code Section 12-27a-605(1)(5) which allows subdivisions to be exempt from plat requirements as long as they include agricultural land, a single family dwelling, and an ordinance is enacted at the county commission level following planning commission approval.

Staff reviewed Utah State Code 17-27a-605(1)(5) which 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.

Staff feels comfortable with the application and everything complies with the state code requirements.

MOTION: A Motion was made by **Commissioner Desiray Larsen** to approve the Christensen Agricultural Subdivision with a single family dwelling AS18-004. The motion was seconded by **Commissioner Bonnie Robinson** and unanimously passed.

WORKING REPORTS - NONE

PUBLIC COMMENTS - NONE

COMMISSION REQUEST

Commissioner Desiray Larsen requested staff to research the possibility of requiring unzoned areas to zone the property depending on what the application is proposing. The commissioners suggested looking into what other counties like Box Elder County such as Toole County does with zoning.

MOTION: A motion was made by **Commissioner Desiray Larsen** directing staff to come back with a working report of zoning options for the unzoned areas. The motion was seconded by **Commissioner Kevin McGaha** and unanimously carried.

ADJOURN

MOTION: A Motion was made by **Commissioner Jared Holmgren** to adjourn commission meeting. The motion was seconded by **Commissioner Kevin McGaha** and meeting adjourned at 8:05 p.m.

Laurie Munns, Vice Chairman
Box Elder County Planning Commission



PLANNING COMMISSION

STAFF REPORT

Meeting Date: June 21, 2018

Agenda Item #: 5a

Application Type:

Zoning Map Amendment

APPLICANT(S):

Lorraine & Roy Andreasen

PROJECT #:

Z18-005

ADDRESS:

Approx. 3300 North 4425
West

PARCEL #:

04-069-0026

CURRENT ZONE:

A-20

TYPE OF ACTION:

Legislative

REPORT BY:

Marcus Wager
County Planner

BACKGROUND

The applicant is requesting that part of the listed parcel be rezoned from A-20 (Agriculture 20 acres) to RR-20 (Rural Residential 20,000 sq. ft.). This application came before the Planning Commission May 17, 2018 and the Planning Commission wanted to have a description for the property to be rezoned and to talk with the applicant about possible zoning designations.

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	A-20
South	Agriculture	Corinne City
East	Agricultural/Residential	A-20
West	Residential	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 West Corinne Community Plan shows the possibilities in this area should be 1 Acre or Future Industrial. However, the County has already strayed from this plan in the Proctor and Gamble area which showed a possible RR-20 but is now zoned as M-G as well as areas that called for A-20 but are now RR-20.

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 combination of residential and agricultural uses. Whether the proposed amendment is harmonious with the overall character of existing development is quite subjective. This point could be



argued saying yes, it is harmonious due to there being existing residential uses.

- C. The extent to which the proposed amendment may adversely affect adjacent property; and**
This is subjective. Residential uses do tend to bring additional traffic. They also tend to bring higher property values. 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.**
The facilities and services intended to serve the subject property currently exist. Proof of these facilities is required prior to approval of a development plan or building permit.

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 RR-20.

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. Applicant provides a legal description for the area to be rezoned.
2. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
3. Compliance with Article 2-2-080, Zoning Map and Text Amendments, 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 forward a recommendation of approval to the County Commission, application number Z18-005, a zoning map amendment from A-20 (Agriculture 20 acre) zone to the RR-20 (Rural Residential 20,000 sq. ft.) zone and adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

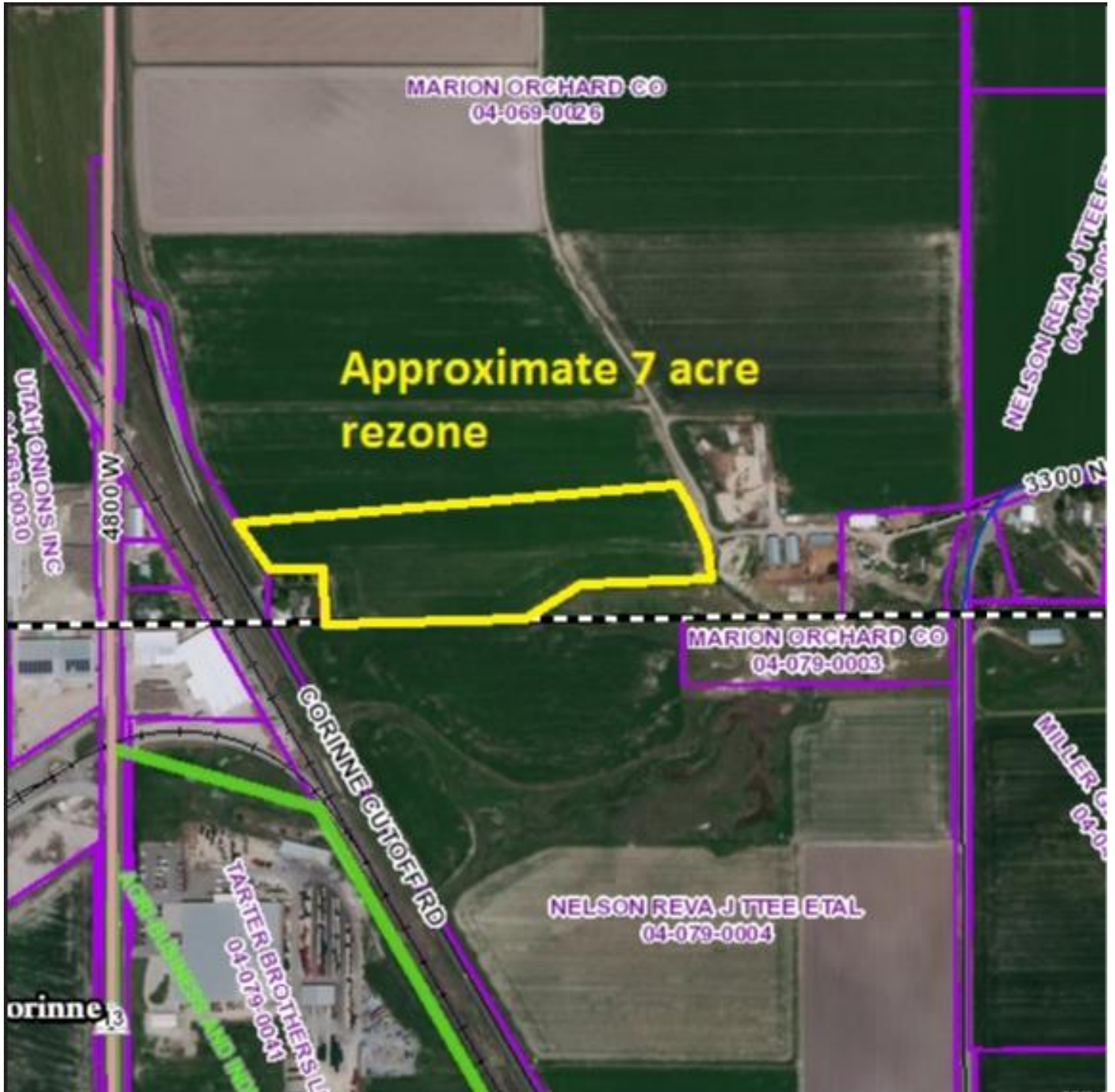
Table – “I move the Planning Commission table the review of application number Z18-005, a zoning map amendment from A-20 (Agriculture 20 acre) zone to the RR-20 (Rural Residential 20,000 sq. ft.) zone to (give date), based on the following findings:”

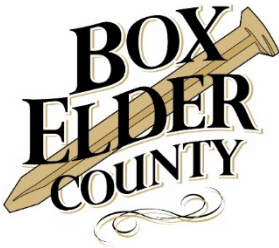
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the Planning Commission forward a recommendation of denial to the County Commission, application number Z18-005, a zoning map amendment from A-20 (Agriculture 20 acre) zone to the RR-20 (Rural Residential 20,000 sq. ft.) 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: June 21, 2018

Agenda Item #: 6a

Application Type:

Zoning Map Amendment

APPLICANT(S):

Lorraine & Roy Andreasen

PROJECT #:

Z18-006

ADDRESS:

Approx. 3300 North 4425
West

PARCEL #:

04-069-0026

CURRENT ZONE:

A-20

TYPE OF ACTION:

Legislative

REPORT BY:

Scott Lyons
Comm. Dev. Dir.

BACKGROUND

At the May 17, 2018 Planning Commission meeting the Commission requested that notice be posted for a potential rezone for part of the listed parcel be rezoned from A-20 (Agriculture 20 acres) to RR-1 (Rural Residential 1 acre). An application came before the Planning Commission May 17, 2018 for the approximate seven acres to be rezoned to RR-20 (Rural Residential 20,000 sq ft) and the Planning Commission wanted to evaluate both possible zones, have a description for the property to be re-zoned, and to talk with the applicant about possible zoning designations.

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	A-20
South	Agriculture	Corinne City
East	Agricultural/Residential	A-20
West	Residential	A-20

Land Use Ordinance Standards Review:

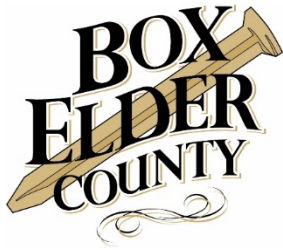
Box Elder County Land Use Management & Development Code section 2-2-080.E. outlines the following standards for review for zoning map amendments.

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

The West Corinne Community Plan shows the possibilities in this area should be 1 Acre or Future Industrial.

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 combination of residential and agricultural uses. Whether the proposed amendment is



harmonious with the overall character of existing development is quite subjective. This point could be argued saying yes, it is harmonious due to there being existing residential uses.

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

This is subjective. Residential uses do tend to bring additional traffic. They also tend to bring higher property values. 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.

The facilities and services intended to serve the subject property currently exist. Proof of these facilities is required prior to approval of a development plan or building permit.

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:

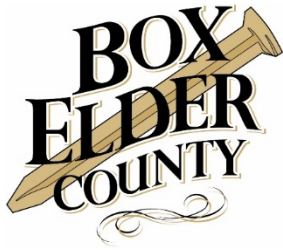
1. The Box Elder Land Use Management and Development Code allows for a rezone subject to zoning map amendment review procedures and approval.
2. It can be interpreted that the proposed map amendment meets the Approval Standards found in Section 2-2-080(E) of the Box Elder County Land Use Management and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

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. Applicant provides a legal description for the area to be rezoned.
2. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
3. Compliance with Article 2-2-080, Zoning Map and Text Amendments, 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 forward a recommendation of approval to the County Commission, application number Z18-006, a zoning map amendment from A-20 (Agriculture 20 acre) zone 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....

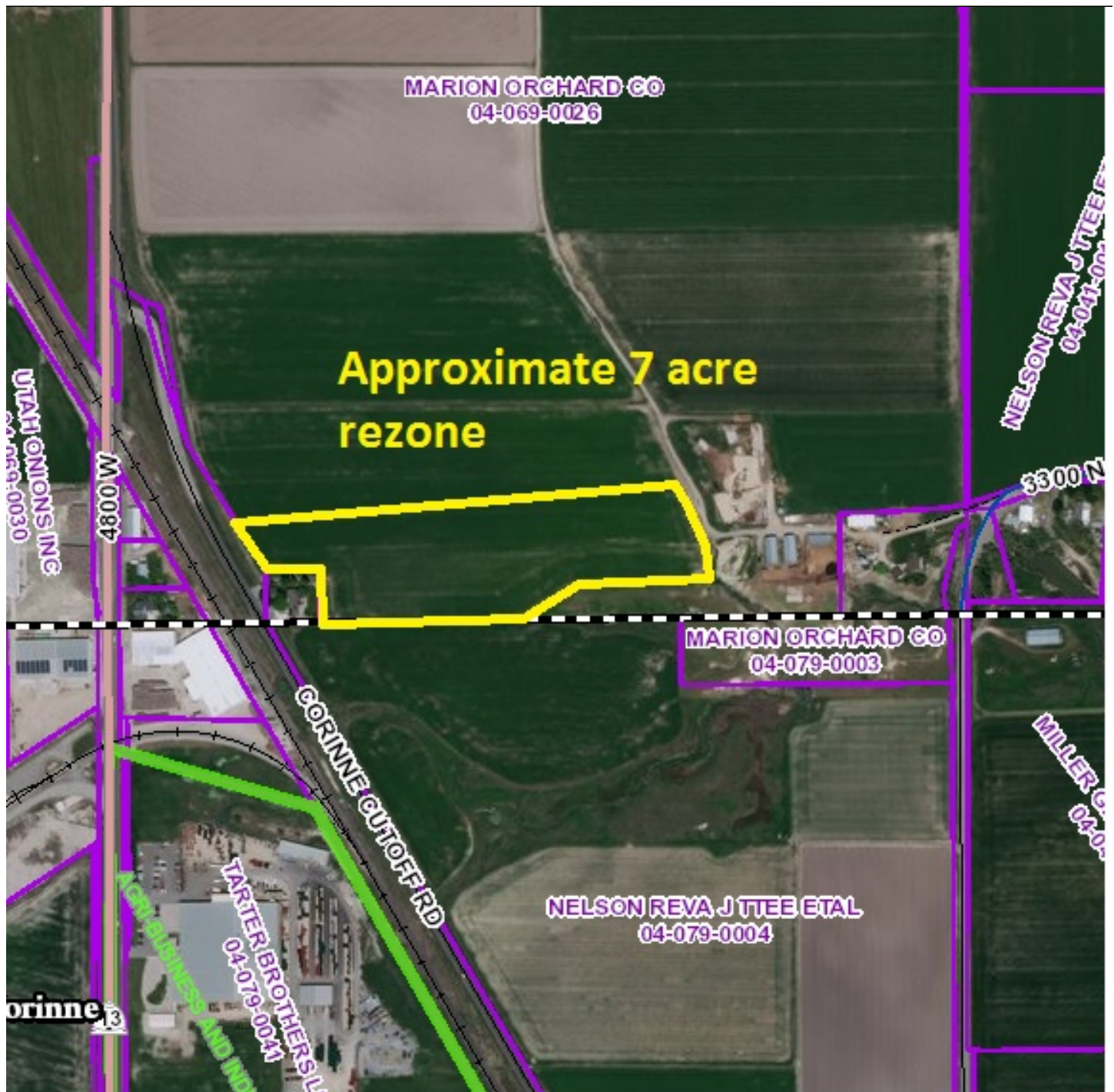
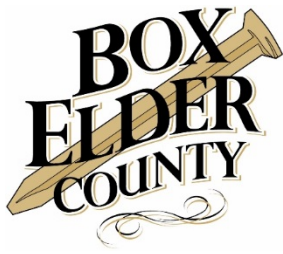
Table – “I move the Planning Commission table the review of application number Z18-006, a zoning map amendment from A-20 (Agriculture 20 acre) zone to the RR-1 (Rural Residential 1 acre) zone to (give date), based on the following findings:”

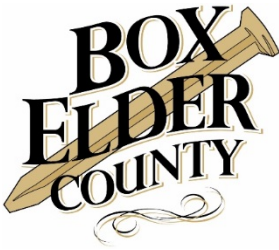
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the Planning Commission forward a recommendation of denial to the County Commission, application number Z18-006, a zoning map amendment from A-20 (Agriculture 20 acre) zone 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: June 21, 2018

Agenda Item #: 6b

Application Type:

Temporary Use Permit

APPLICANT(S):

John McKay/Block United

PROJECT #:

TUP18-001

ADDRESS:

7950 W. 24000 N.
Plymouth

PARCEL #:

08-046-0002

CURRENT ZONE:

Unzoned

TYPE OF ACTION:

Administrative

REPORT BY:

Scott Lyons
Comm. Dev. Dir.

BACKGROUND

The applicant is requesting a Temporary Use Permit for a two (2) year period to locate and operate a data processing center on the property. The data center consists of 11 temporary conex (shipping) type containers, each containing 750 processors (equivalent of 750 computers with high efficiency processor chips). Each of the 11 containers is powered by 1500 KVA transformers. The containers are not occupied. There is a maintenance crew of two individuals. All processing operations are remotely monitored off site. There are no patrons or public access, the site is security fenced.

ANALYSIS

County Code:

Land Use Management & Development Code 2-2-110.D.2.c allows data processing centers in unzoned areas as a permitted use. Where the landowner (N.W.R.) already has an approved site plan for this area, but is not ready to move forward, they have entered into a two year lease with the proposed data center operators (Block United). As opposed to amending the existing site plan the landowner and leasee have opted to apply for a two year Temporary Use Permit (Section 2-2-160).

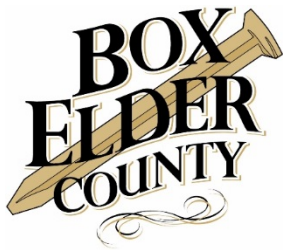
Surrounding Land Use and Zoning:

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

Land Use Ordinance Standards Review:

Box Elder County Land Use Management & Development Code section 2-2-160 outlines the following standards for review for Temporary Use Permits.

- a. Will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working within the vicinity, or injurious to property, improvements or the public in general;



-
- b. Will not substantially interrupt the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area, nor block traffic lanes or hinder traffic during peak commuter hours on weekdays on any primary arterial street or principal commuter route designated by the County;
 - c. Will not conflict with construction or development in the public right-of-way or at public facilities;
 - d. Will not unduly interfere with the movement of police, fire, ambulance, or other emergency vehicles on the streets, nor require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the County;
 - e. Will not conflict with nor be incompatible with the permitted uses and regulations of the zone within which the temporary use is located; and
 - f. Is in compliance with regulations, conditions and licensing requirements of applicable provisions of the Box Elder County ordinances

FINDINGS:

Based on the analysis of the proposed Temporary Use Permit and a survey of the surrounding area, staff concludes the following:

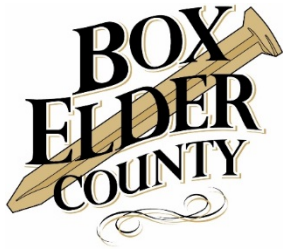
1. The Box Elder Land Use Management and Development Code allows for Temporary Use Permits for up to two years subject to Planning Commission approval.
2. It can be interpreted that the proposed temporary use meets the Approval Standards found in Section 2-2-160 of the Box Elder County Land Use Management and Development Code.

RECOMMENDATION

Based on the information presented in this report, application materials submitted and the site review, **the Planning Commission may approve the requested Temporary Use Permit.**

If the permit is approved, 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 2-2-160, Temporary Use Permit, 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 approve application number TUP18-001, a Temporary Use Permit for a temporary data processing center and adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

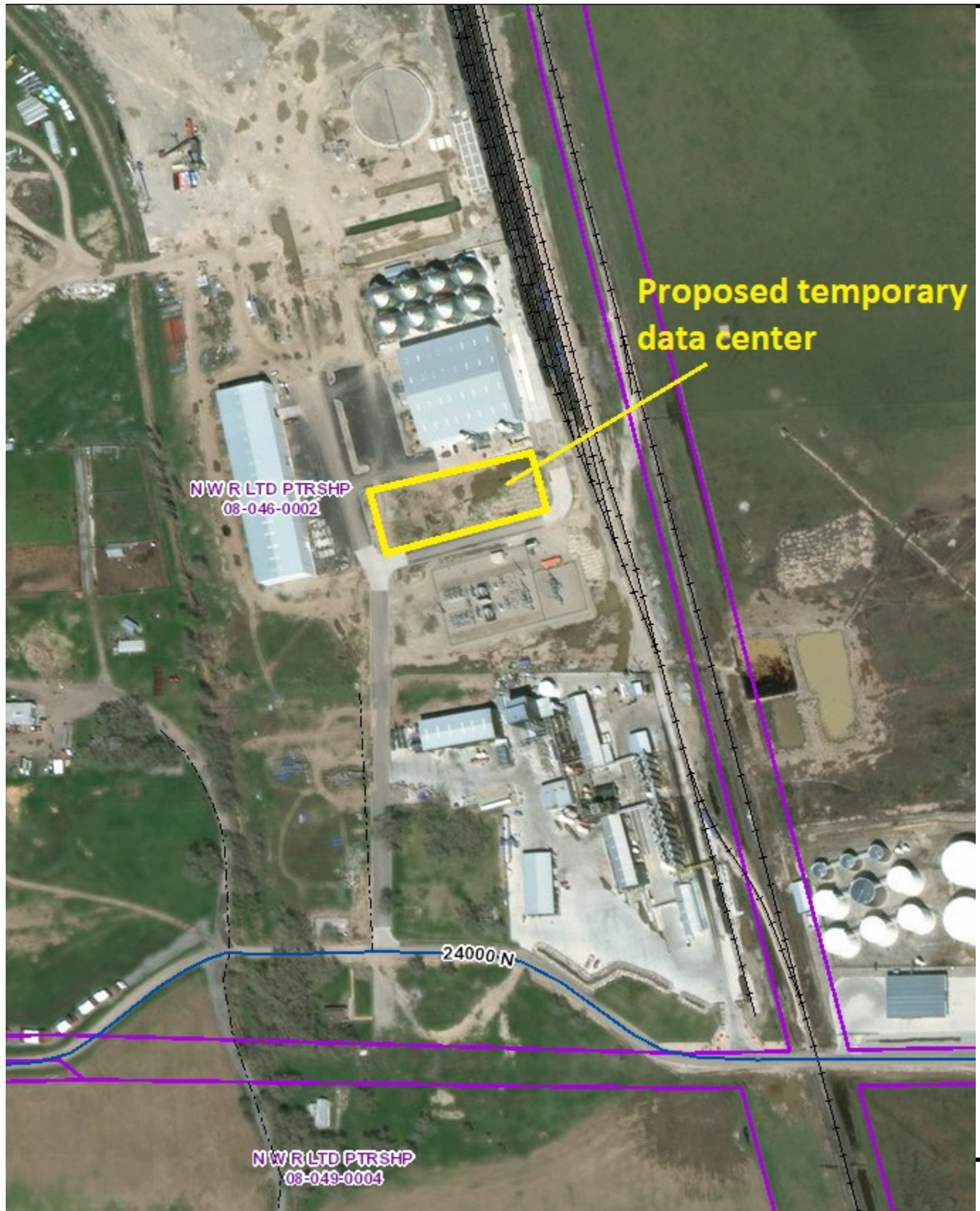
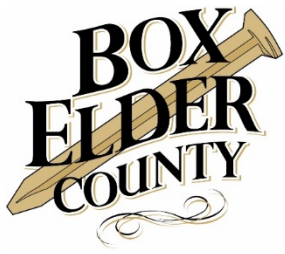
Table – “I move the Planning Commission table application number TUP18-001, a Temporary Use Permit for a temporary data processing center to (give date), based on the following findings:”

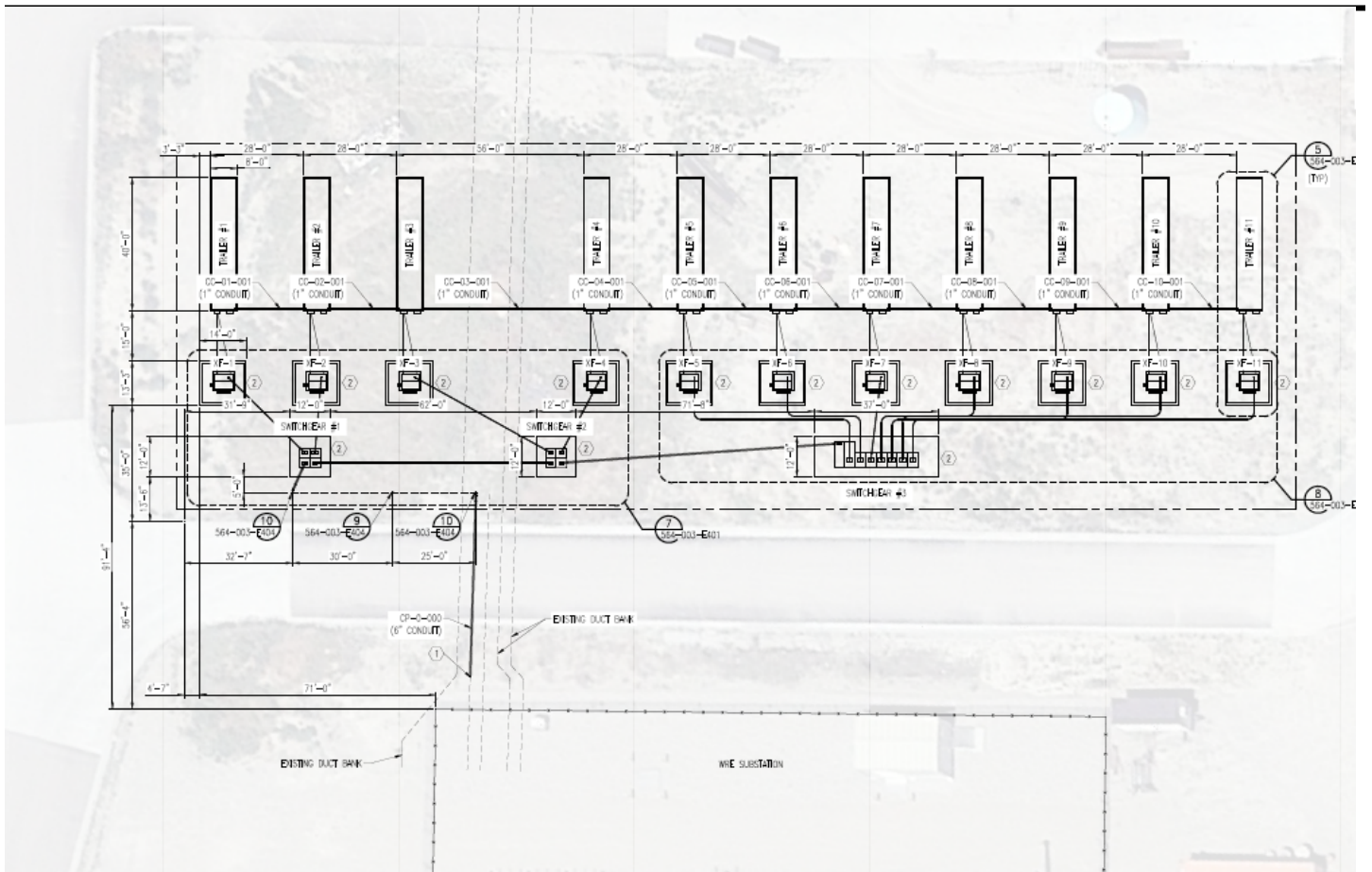
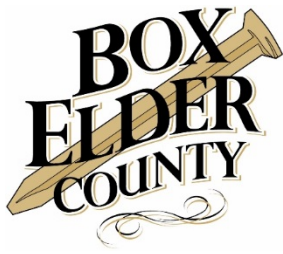
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the Planning Commission deny application number TUP18-001, a Temporary Use Permit for a temporary data processing center 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: June 21, 2018

Agenda Item #: 7a

Application Type:

Subdivision - Amended

APPLICANT(S):

Vance Smith – SFRP
Properties

PROJECT #:

SS18-013

ADDRESS:

15890 North 4000 West
Fielding Area

ZONE:

Un-Zoned

PARCEL #:

06-025-0046, 06-025-0047

REPORT BY:

Marcus Wager,
County Planner

BACKGROUND

The applicant is requesting a first amendment to the Brookside Estates Subdivision Phase 2 plat. The applicant/landowner is looking to modify lots 6 and 7. Lot 6 would go from 6.23 acres to 4.00 acres and lot 7 would go from 1.00 acre to 1.50 acres.

ANALYSIS

State Code:

Utah State Code 17-27a-608 authorizes a landowner to amend a subdivision plat and exchange title to portions of parcels subject to the review and approval of the Planning Commission.

Surrounding Land Use and Zoning:

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

Access:

Access to Lots 6 and 7 is existing on private easements as per the approved plat, however with this amendment there would be a new dedicated County Road - 15800 North.

Utilities:

Utilities were all approved at the time of the original Brookside Estates Subdivision

Phase 2.

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 had the opportunity the proposed first amendment to the Brookside Estates Subdivision Phase 2. The only thing remaining are the improvement drawings for the dedicated road along with the Bond or Escrow and Subdivision Improvement Agreement that is associated with the improvements of the road.



Findings:

Based on the analysis of the 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 amended subdivision plat does comply with the subdivision regulations of Box Elder County.

RECOMMENDATION

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

1. Comply with all staff 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 SS18-013, an amended plat for the Brookside Estates Subdivision Phase 2, located at approximately 15890 North 4000 West in the Fielding 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....

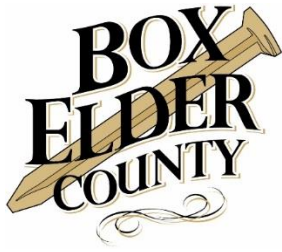
Table – “I move the Planning Commission table the review of application number SS18-013, an amended plat for the Brookside Estates Subdivision Phase 2, located at approximately 15890 North 4000 West in the Fielding area of unincorporated Box Elder County, to (give date), based on the following findings:”

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 SS18-013, an amended plat for the Brookside Estates Subdivision Phase 2, located at approximately 15890 North 4000 West in the Fielding area of unincorporated Box Elder County based on the following findings:”

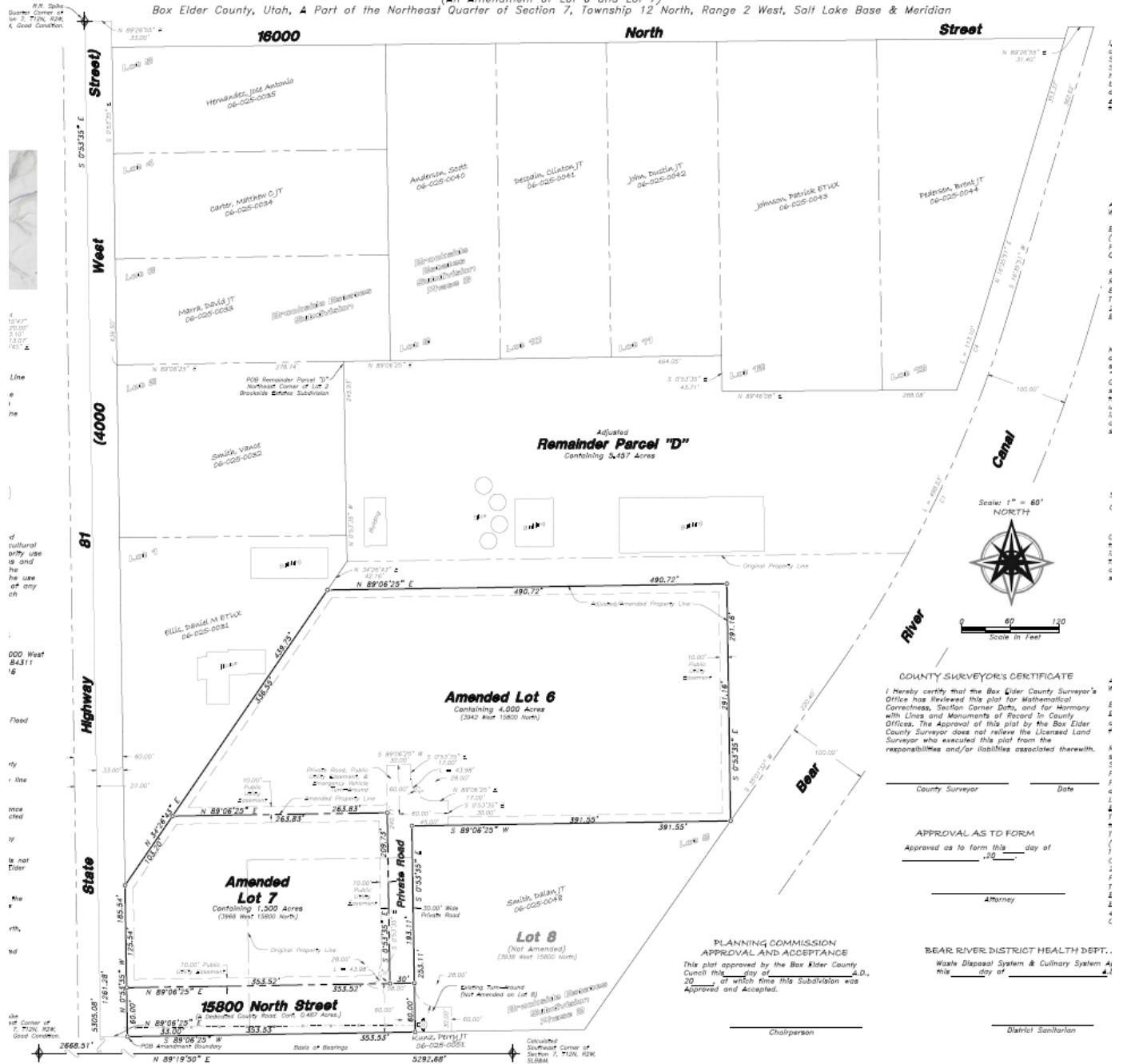
1. List findings for denial...

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



Brookside Estates Subdivision Phase 2 1st Amendment

(An Amendment of Lot 6 and Lot 7)
 Box Elder County, Utah, A Part of the Northeast Quarter of Section 7, Township 12 North, Range 2 West, Salt Lake Base & Meridian





PLANNING COMMISSION

STAFF REPORT

Meeting Date: June 21, 2018

Agenda Item #: 7b

Application Type:

Site Plan review for
Open Country Storage

APPLICANT(S):

Lindsay Henderson

PROJECT #:

SP18-004

ZONE:

Un-Zoned

PARCEL #:

05-102-0038

TYPE OF ACTION:

Administrative

REPORT BY:

Marcus Wager,
County Planner

BACKGROUND

The applicant is requesting Site Plan approval for a storage unit facility located at approximately 10620 North 10800 West in the Thatcher Area on Parcel: 05-102-0038.

Surrounding Land Use and Zoning:

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

ANALYSIS

County Code:

Land Use Ordinance Standards Review:

Box Elder County Land Use Management & Development Code Section 2-2-120.D.2.c allows storage units as a commercial use in un-zoned areas as a permitted use 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. The applicant is working to submit this information.

D. The proposed use shall conform to any other applicable requirements of Box Elder County Ordinances. The applicant is working to submit this information.

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

Setbacks:

The proposed building meets setbacks in for Un-Zoned areas.

Access:

Access to the property is obtained on HWY 102 or 10800 West on the South side of the property.



County Department Review:

All applicable County departments are currently in the review process for this application. Comments can be provided at the meeting.

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 after all comments from staff have been satisfied.

RECOMMENDATION

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

1. Compliance with all staff comments.
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 application number SP18-002, a Site Plan for a storage unit facility, and adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

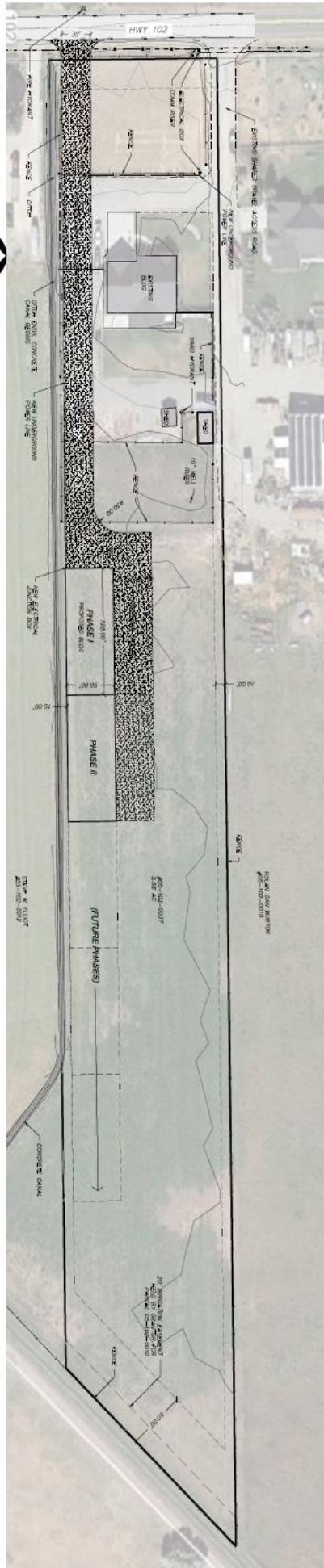
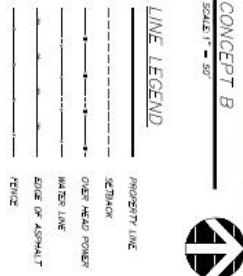
Table – “I move the Planning Commission table the review of application number SP18-002, a Site Plan for a storage unit facility, to (give date), based on the following findings:”

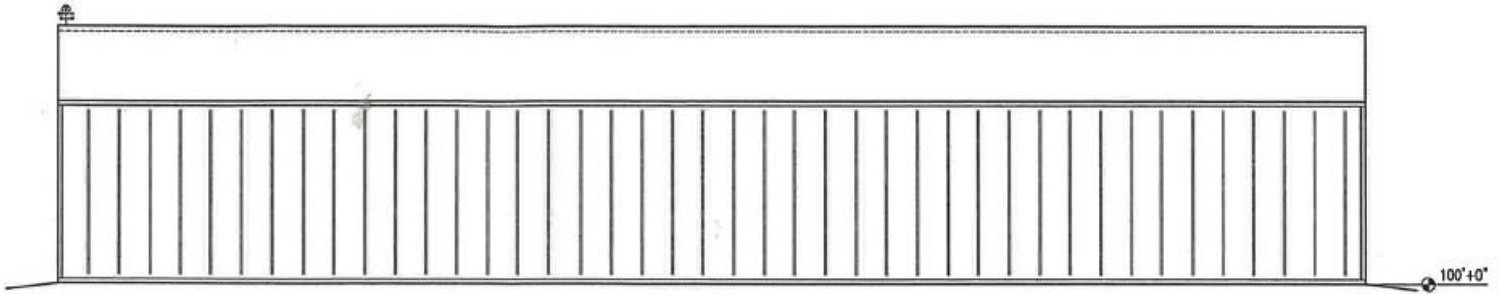
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the Planning Commission deny application number SP18-002, a Site Plan for a storage unit facility, based on the following findings:”

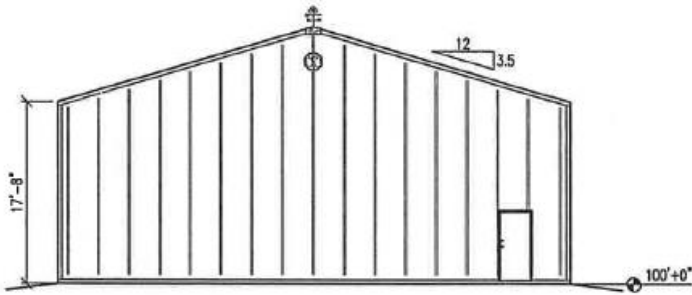
1. List findings for denial...

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

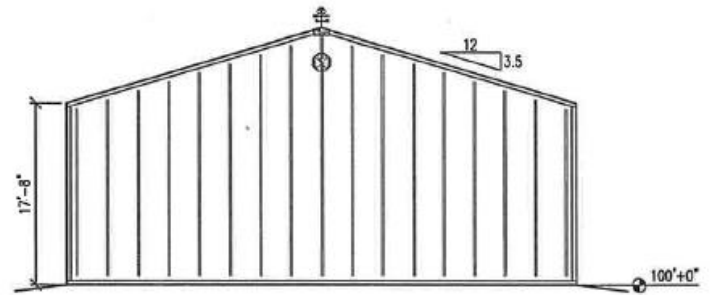




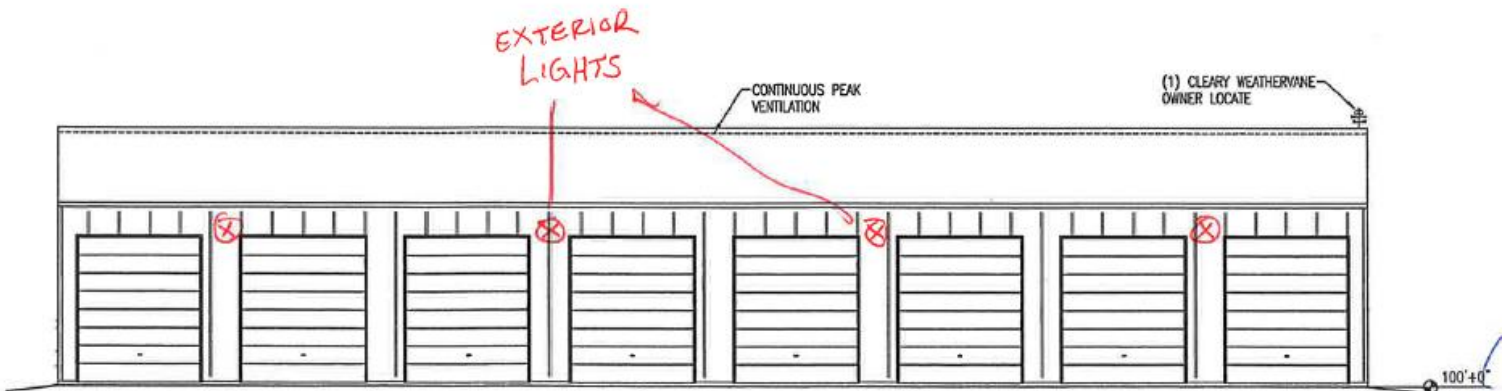
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION