

BOX ELDER COUNTY PLANNING COMMISSION MINUTES OCTOBER 17, 2024

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:

Roll Call

Mellonee Wilding
Jed Pugsley
Lonnie Jensen
Bonnie Robinson
Jared Holmgren
Jennifer Jacobsen
Vance Smith

Chairman
Vice-Chair
Member
Member
Member
Excused
Alternate/Member

the following Staff was present:

Scott Lyons Comm Dev Director
Marcus Wager County Planner
Destin Christiansen Excused
Stephen Hadfield Excused
Boyd Bingham Co. Commissioner
Diane Fuhriman Executive Secretary

Chairman Mellonee Wilding called the meeting to order at 7:00 p.m.

The Invocation was offered by Commissioner Vance Smith.

Pledge was led by Commissioner Lonnie Jensen.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

The Minutes of the September 19, 2024 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 Jed Pugsley and passed unanimously.

UNFINISHED BUSINESS - NONE

PUBLIC HEARINGS

ORDINANCE TEXT AMENDMENT, Z24-005, Request for a text amendment to Chapter 3-6, Mobile Home Parks, of the Box Elder County Land Use Management & Development Code. ACTION

Staff stated the applicant has requested a text amendment to Chapter 3-6, Mobile Homes, Mobile Home Subdivisions, & Recreational Vehicle Parks. This section of land use code was adopted in 2006 as part of a major overhaul. Most of the code was copied from various cities throughout the state, and the code reflects that in the requirements. When this item was brought before the

Planning Commission as a working report there were concerns regarding the potential density of mobile home and RV parks along with other infrastructure concerns. What is being proposed is mostly a rewrite of the full chapter, eliminating RV and mobile home parks and focusing primarily on agritourism. The proposed language is what the applicant provided based on that feedback.

Staff explained the applicant has a honey operation in the Fielding area and is interested in locating a small number of people who would be interested in an agritourism experience. Those people would come and stay on the farm for a few days, participate in the honey business, and then move on with their travels. Staff said there is a variety of agritourism ideas popping up and are gaining popularity.

The public hearing was then opened for comments.

Hearing no comments, a motion was made by **Commissioner Jed Pugsley** to close the public hearing on Ordinance Text Amendment, Z24-005. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

ACTION

Commissioner Mellonee Wilding thinks for agritourism purposes, sewer and water are not necessary. She likes the idea of agritourism but is adamantly opposed to having recreational vehicles connected to sewer and water because it would be too easy to have permanent density areas.

Commissioner Jared Holmgren asked if there is anything in the county code right now prohibiting agritourism. Staff explained agritourism is not addressed in county code so there is nothing prohibiting it and would be considered an allowed use.

Commissioner Bonnie Robinson feels a lot of things could be justified to fit into agritourism and would like a definition of agritourism.

The commission discussed wanting to provide for agritourism and helping the applicant get where he wants to be.

Staff said defining agritourism is a good foundation to start with, but there are still some concerns as far as infrastructure, permanent parking, limiting the number of days and/or defining permanent living etc. The Planning Commission can decide if they are interested in working with this foundation and table the item, then direct staff to work with the applicant on refining the proposal. Staff asked the commission to submit the parameters they are interested in adding.

MOTION: A Motion was made by **Commissioner Jared Holmgren** to table Ordinance Text Amendment Z24-005 for up to 6 months for staff to work with the applicant and create more concise and refined wording. The motion was seconded by **Commissioner Lonnie Jensen** and passed unanimously.

NEW BUSINESS

CONDITIONAL USE PERMIT, CUP24-004, Request for a Conditional Use Permit for an Accessory Dwelling Unit located at approximately 23420 West 1200 North in the Promontory area of Unincorporated Box Elder County. ACTION

Staff said the applicant is seeking to build an approximate 640 square foot accessory dwelling unit. Their existing home is approximately 3460 square feet. No other accessory dwelling unit (internal or external) exists on the property. The property is located at 23420 West 1200 North in the Promontory area. The surrounding land use is Agriculture; surrounding zoning is Unzoned.

Staff said they found no issues in regards to the 12 standards for reviewing conditional uses. Staff recommends approval.

MOTION: A Motion was made by Commissioner Bonnie Robinson to approve Conditional Use Permit CUP24-004 for an Accessory Dwelling Unit and adopting the conditions and findings of staff. The motion was seconded by Commissioner Jared Holmgren and unanimously carried.

CONDITIONS:

1. Compliance with Article 5 of the Box Elder Land Use Management & Development Code.
2. Compliance with Chapter 2-2-100, Conditional Use Permit and Chapter 5-6, Accessory Dwelling Units, 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 licenses, permits, etc.

HAWK WAY BENCH SUBDIVISION, SS24-025, Request for preliminary approval of a 10-Lot subdivision located at approximately 4700 North 950 West in the Brigham City area of Unincorporated Box Elder County. ACTION

Staff said the applicants are requesting preliminary approval of the Hawk Way Bench Subdivision plat. The preliminary plat was submitted to the applicable county departments for review and received numerous comments. A revised plat map was received and submitted again for department review. Staff has notified the applicant there are still a lot of items to work through. The applicant has requested the item be tabled.

MOTION: A Motion was made by Commissioner Jed Pugsley to table application SS24-025, a request for preliminary approval of a 10-lot subdivision in the Brigham City area of Unincorporated Box Elder County for up to 6 months to allow the applicant time to address the issues noted in the county department reviews. The motion was seconded by Commissioner Bonnie Robinson and unanimously carried.

SMITH ONE LOT SUBDIVISION, SS24-026, Request for an amendment to the final plat of the Smith One Lot Subdivision located in the Elwood/Bear River City area of Unincorporated Box Elder County. ACTION

Staff said the applicant is requesting an amendment to the final plat of the Smith One Lot Subdivision in the Elwood/Bear River City area of unincorporated Box Elder County. The proposed amendment adjusts the lot lines of lot 1 to better square up the lot – the acreages would remain the same for the lot and remainder parcel. The surrounding land uses are Rural Residential and Agriculture; surrounding zones are Unzoned. All applicable county departments have signed off on the review except for the County Engineer. Staff does not foresee any issues with that review as this is just adjusting lot lines. Staff recommends approval.

MOTION: A Motion was made by **Commissioner Jared Holmgren** to approve application SS24-026, amending the final plat of the Smith One Lot Subdivision located in the Elwood/Bear River City area of Unincorporated Box Elder County and adopting the conditions and findings of staff. The motion was seconded by **Commissioner Vance Smith** and unanimously carried.

CONDITIONS:

1. Final approval by applicable County Departments.
2. Compliance with Sections 17-27a-608 and 609 of the Utah State Code.

WORKING REPORTS – NONE

PUBLIC COMMENTS

Mary Bingham, Honeyville, addressed agricultural zoning and how to protect it in Box Elder County.

ADJOURN

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


Mellonee Wilding, Chairman
Box Elder County Planning Commission

Jared Ragsley, Vice Chair

