

# BOX ELDER COUNTY PLANNING COMMISSION AGENDA

April 18, 2024

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 S. Zollinger, B. Robinson, M. Wilding, J. Holmgren, J. Pugsley, V. Smith, J. Jacobsen, and L. Jensen)
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL of the March 21, 2024 Planning Commission Minutes.**
5. **UNFINISHED BUSINESS**
  - a. **SOUTH WILLARD STORAGE, SP22-005**, Request for approval for a storage unit facility located at approximately 8980 South Highway 89 in the South Willard area of Unincorporated Box Elder County. **ACTION**
  - b. **ROCKET II SOLAR, SP24-002**, Request for phase 2 of a solar farm located at approximately Golden Spike Dr. and HWY 83 South of Howell area of Unincorporated Box Elder County. **ACTION**
  - c. **STEEL II SOLAR, SP24-003**, Request for phase 2 of a solar farm located at approximately 6500 West 20800 North in the Plymouth area of Unincorporated Box Elder County. **ACTION**
6. **PUBLIC HEARINGS**
  - a. **ROBLES REZONE, Z24-003**, Request for a zone change of 2 acres from A-20 (Agriculture-20 acres) to C-G (Commercial-General) and 5.70 acres from A-20 (Agriculture-20 acres) to RR-5 (Rural Residential-5 acres) located at approximately 12418 West Faust Valley Road in the Bothwell area of Unincorporated Box Elder County. **ACTION**
  - b. **LIGHTING STANDARDS ORDINANCE, Z24-002**, Request for a text amendment to create Chapter 5-9: Outdoor Lighting Standards as an addition to the Box Elder County Land Use Management and Development Code. **ACTION**
7. **NEW BUSINESS**
  - a. **LOOKOUT MOUNTAIN SUBDIVISION PHASE 2, SS24-005**, Request for preliminary plat approval of a 10-Lot phase 2 subdivision located at approximately 16250 North 6000 West in the Riverside area of Unincorporated Box Elder County. **ACTION**
  - b. **CONDITIONAL USE PERMIT, CUP24-002**, Request for a Conditional Use Permit for an Accessory Dwelling Unit located at approximately 14865 North 4400 West in the East Garland area of Unincorporated Box Elder County. **ACTION**
8. **WORKING REPORTS**
  - a. Heritage Homestead - RV Park Text Amendment
  - b. Geotech Report Text Amendment – Commission Zollinger

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9. PUBLIC COMMENT

10. ADJOURN \_\_\_\_\_

AGENDA