

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

October 15, 2026

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 B. Robinson, M. Wilding, J. Holmgren, J. Pugsley, J. Jacobsen, L. Jensen, B. East, B. Bowen)

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. UNFINISHED BUSINESS

- a. **SERENITY VISTA SUBDIVISION, SS26-019**, Request for preliminary approval of a 12-lot subdivision located at approximately 11000 N Hwy 38 in the Deweyville area of unincorporated Box Elder County. **ACTION**
- b. **LEGACY AT BEAR HOLLOW SUBDIVISION, SS26-023**, Request for preliminary approval of a 15 lot subdivision located at approximately 4000 W Hwy 30 in the Collinston area of unincorporated Box Elder County. **ACTION**

5. PUBLIC HEARINGS

- a. **ZONING MAP AMENDMENT Z26-022**, Request for a zone change of 183 acres from unzoned to M-G (General Industrial) located at approximately 8400 W 6800 N in the Elwood area of unincorporated Box Elder County. **ACTION**
- b. **ZONING MAP AMENDMENT Z26-023**, Request for a zone change of 74 acres from unzoned to MG-EX (Mining, Quarry, Sand & Gravel Excavation) located at approximately 14800 W Faust Valley Road in the Bothwell area of unincorporated Box Elder County. **ACTION**
- c. **ZONING MAP AMENDMENT Z26-024**, Request for a zone change of 18 acres from unzoned to RR-1 (Rural Residential 1 acre lots) located at approximately 17400 N 3600 W in the Fielding area of unincorporated Box Elder County. **ACTION**
- d. **ZONING MAP AMENDMENTS Z26-025**, Request for a zone change of 68.06 acres from unzoned to MG-EX (Mining, Quarry, Sand & Gravel Excavation) located at approximately 24000 N Frontage Road on the north side of Exit 12 in the Snowville area of unincorporated Box Elder County. **ACTION**

6. NEW BUSINESS

- a. **RUPP STORAGE SITE PLAN, SP26-006**, Request for site plan approval for a storage facility located at approximately 10400 N 7600 W in the Tremonton area of Unincorporated Box Elder County. **ACTION**

7. WORKING REPORTS

- a. None

8. PUBLIC COMMENT

9. ADJOURN

PLANNING COMMISSION POLICY FOR PUBLIC COMMENT (No action will be taken)

1. Those wishing to make a public comment shall sign the comment roll and will be responsible for following the rules outlined below.
2. Speaker will have one, three (3) minute opportunity to speak regardless of the number of items they wish to address.
3. Speaker shall address their comments to the Planning Commission only. This is a time to be heard, there will not be a back and forth dialogue with the Commissioners.
4. Speakers may file copies of their remarks with the Community Development Administrative Assistant. The Administrative Assistant will make the information available to the Planning Commission.

PLANNING COMMISSION POLICY FOR PUBLIC HEARINGS

1. Those wishing to speak at the public hearing shall sign the public hearing attendance roll, state their full name and residence, and comply with the rules outlined below.
2. Speaker will have one, three (3) minute opportunity to speak. Comments must address the subject matter of the public hearing.
3. Speaker shall address comments to the Planning Commission only. This is a time to be heard, it is not a question and answer period, there will not be a back and forth dialogue with the Commissioners.
4. Speakers may file copies of their remarks with the Community Development Administrative Assistant. The Administrative Assistant will make the information available to the Planning Commission.

PLANNING COMMISSION POLICY FOR PUBLIC INPUT VIA LETTER OR EMAIL

Public input received by County staff or the Planning Commission via letter, email, or other written communication before the submission deadline will be made available to the Planning Commission and added to the file of the item being considered. The submission deadline is 5:00pm on the day of the meeting. These written communications will not be read into the record during the public hearing. They should also be no longer in length than a three (3) minute comment.

PLANNING COMMISSION POLICY FOR DISTRIBUTED MATERIALS (pamphlets, plans, handouts that are provided to the Planning Commission)

1. Submission of Materials
 - a. All documents intended for consideration shall be submitted to staff no later than three (3) days prior to the meeting.
 - b. Materials submitted less than three (3) days prior to the meeting will be rejected.
2. Distribution at Meeting
 - a. Any materials presented at a meeting that were not submitted in advance shall be:

- i. In electronic format for all commissioners, staff, and the public to see as part of the applicant's presentation; or
 - ii. In paper format and provided to all commissioners, staff, and interested public in attendance; and
 - iii. With the understanding that last minute information may not be taken into account as part of the Planning Commission's deliberation and action.
- 3. Public Record
 - a. All materials submitted or distributed at a public meeting are public records and shall be retained and made available consistent with Utah law.
- 4. Fairness / Tabling
 - a. If new material is introduced that may affect a party's ability to respond, the Commission may table the item.

PLANNING COMMISSION POLICY FOR AGENDA ITEM FLOW

- 1. Agenda Item Flow
 - a. Item Introduction - PC Chair
 - b. Staff Report & Review
 - c. Applicant Presentation
 - d. Public Hearing (if required)
 - e. PC Deliberation & Vote
- 2. Applicant Presentation shall be completed in 5 minutes (up to 10 minutes may be allowed if requested in advance). Questions from the Planning Commission and answers provided by the Applicant will not be counted towards the time limitations.