

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

May 15, 2025

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 and B. Bowen)
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL of the April 17, 2025 Planning Commission Minutes.**
5. **UNFINISHED BUSINESS**
 - a. **ORDINANCE TEXT AMENDMENT, Z23-018**, Proposal to update well requirements in Section 6-1-240 (I), Subdivisions, of the Box Elder County Land Use Management & Development Code. **ACTION**
6. **PUBLIC HEARINGS**
 - a. **ZONING MAP AMENDMENT, Z25-006, Request for a zone change of 6.29 acres from RR-20 (Rural Residential District-20,000 sq. ft.) to M-G (General Industrial) located at approximately 5900 W Hwy 83 in the Corinne area of unincorporated Box Elder County. ACTION**
7. **NEW BUSINESS**
 - a. **YOUNG AG PROTECTION AREA APA25-004**, Request for an agriculture protection area on multiple parcels located in the Harper Ward area of Unincorporated Box Elder County. **ACTION**
 - b. **MARBLE AG PROTECTION AREA APA25-005**, Request for an agriculture protection area on multiple parcels located in the Harper Ward area of Unincorporated Box Elder County. **ACTION**
 - c. **THORNLEY AG PROTECTION AREA APA 25-006**, Request for an agriculture protection area on multiple parcels located in the Harper Ward area of Unincorporated Box Elder County. **ACTION**
 - d. **R&D MACHINING SP25-004 & CUP25-002**, Request for site plan approval and a conditional use permit for a machining/cabinet shop located in the Thatcher area of Unincorporated Box Elder County. **ACTION**
 - e. **ANGUS VALLEY ESTATES, SS25-007**, Request for preliminary approval of Phase 1, a 9-lot subdivision located in the Garland area of Unincorporated Box Elder County. **ACTION**
8. **WORKING REPORTS**
 - a. **PENDING ORDINANCE** – Agriculture Protection Areas
9. **PUBLIC COMMENT**
10. **ADJOURN**_____