

SPECIAL SERVICE DISTRICT

Formation of a Special Service District in South Willard – Commissioner Clark Davis said that a meeting/training session had taken place at the County Commission level with Mr. Eric Johnson, (an attorney with Smith Hartvigsen that specializes in bond issues and formation of special service districts) regarding the formation of a Special Service District in the South Willard area. Mr. Johnson had informed the Commissioners that a SSD could be formed for the South Willard area only and could join in with other areas, i.e. Willard and Perry, via Interlocal Agreements (if it is determined that it would be in the best interest of the County to do so). The SSD could form as a precursor to incorporation for South Willard, as there are approximately 14-17 activities outlined in the Code, and not be limited to sewer only. There could be some sort of cooperative agreement with the other services that are already in the area, i.e. flood control/water, etc. (if combined with Perry or Willard Cities). After some further discussion with the Commissioners it was decided the members of the South Willard Planning Committee would be invited to the work session with Eric Johnson, but the political/elected official of Willard and Perry would not at this time. Staff would contact Eric Johnson to confirm the date of February 22, 2007 for a work session to further discuss these options.

MOTION: A Motion was made by Commissioner David Tea to schedule a work session with Eric Johnson and invite the members of the South Willard Planning Committee to attend on February 22, 2007. The Motion was seconded by Commissioner Richard Day and passed unanimously.

WORKING REPORTS

LAND USE AND DEVELOPMENT CODE – update

The Planning Commissioners had received six [updated] chapters of the LUD from Pat Comarell. Ms. Comarell has been working on the re-write of the zoning ordinance(s) and she stated that there are areas where language needs to be changed and, in some instances, eliminated altogether. Ms. Comarell further stated that the ordinance needs to be re-written entirely, but given the time restraint, focusing of getting the code up-to-date with the State Code and including the other community plans that have been adopted, has been the main work to this point. There also needs to be a Plan Zone similar to the DayBreak Development Ordinance, plus a more comprehensive updated subdivision ordinance. The Plan Zone Ordinance and the Subdivision Ordinance need to be completed as developers in the South Willard area are getting ready to submit applications and plans for that area within the next few months. Those are the items that are being worked on diligently at this time and hopefully will be available for the Planning Commissioners to review by March 2007. A work session was scheduled for February 6, 2007 at 6:00 p.m. to go over the chapters that have been completed at this time. As more material is submitted for review additional work sessions will be scheduled. No motion necessary.

BOX ELDER COUNTY FENCING ORDINANCE

Discussion on the Fencing Ordinance and what work still needs to be done on this issue will be put on the February 22, 2007.

PUBLIC COMMENTS

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Commission Jon Thompson adjourned the Planning Commission work session adjourned at 7:16 p.m. with a Motion from **Commissioner Richard Day** and seconded by **Commissioner David Tea**.

Passed and adopted in regular session this 22nd day of February 2007.

Richard Kimber, Chairman
Box Elder County
Planning Commission