

would not have to be dissolved if the area were incorporated; it would just be handed over by the County to the newly incorporated city/town. Mr. Johnson then outlined the steps for creation of the SSD (refer to attached handout). The County Commission would publish a notice of the intent to create the Special Service District and in addition to the published notice each of the property owners within the area (of the SSD) would be mailed a notice of the intent. If for some reason a large landowner within the area of the proposed SSD did not want to be included, they could be taken out of the SSD. The land does not have to be contiguous in the SSD. Once the SSD is created, it is just a corporate shell. The County Commission would appoint an administrative control board that would run the SSD, except for two functions; 1) the board **cannot** impose property taxes without the County Commission's approval; and 2) the board **cannot** take out any loans (secured by property taxes) for the SSD without the County's approval. The County Commission would have to adopt a resolution for the increase in any taxes that would be affected by the creation of the SSD. The oversight of the County would continue until the area decided to incorporate. The SSD could start to charge the developers in the area impact fees to help pay for the services covered and it would not have to be approved by the County Commission.

Mr. Johnson stated that there are two primary purposes of impact fees are:

1. to buy into existing facilities/services
2. to help pay for the improvements that are necessary for building within an area, i.e. sewer, water, etc.

A loan would be secured to pay for the improvements and then the lender would collect (probably) through monthly billings. It would be better to include the larger area of South Willard and then landowners could opt out if they wanted. The SSD could then join in with other areas, such as Willard City, through Interlocal agreements. Initially the SSD would cover the boundaries of South Willard from the Willard City line south to the Weber County line and from the summit east to the west side of I-15. The creation of the SSD could also slow the encroachment for Willard City by annexation. Additional meetings would be held at the County Commission level at the recommendation of the Planning Commissioners.

The work session ended at 6:55 p.m.



Chairman Richard Kimber called the Planning Commission meeting to order at 7:08 p.m.

The *Minutes* of the regular meeting held on January 25, 2007 were made available to the Planning Commissioners prior to this meeting (February 22, 2007). A Motion to accept the Minutes of January 25, 2007 was made by **Commissioner Jon Thompson**; seconded by **Commissioner David Tea** and passed unanimously.

COMMON CONSENT -- None

NEW BUSINESS

SOUTH CHERRYWOOD ESTATES SUBDIVISION (LOT SPLIT); LOCATED AT OR ABOUT 8100 SOUTH HWY 89 IN THE SOUTH WILLARD AREA.

Lot 2 of this subdivision is proposed by the owners, Tracie and Kirt Bailey to be split, thus creating parcel A and parcel B. Each parcel would result in meeting the minimum requirement of 20,000 square feet. The subdivision is currently in an area that is zoned as R-1-20. Parcel A will have 20,000 square feet or .46 acre, and Parcel B will have 37,311 square feet of .86 acre. The creation of the two parcels will result in a flag lot with the stem of the flag being approximately 160 feet and the width of the road 30 feet. Access to both parcels will be via 875 West (with no access to Parcel B from Highway 89). The adjoining residents of the South Cherrywood Estates Subdivision have been notified of the proposed split of this lot 2 and are in agreement that it will result in, and add value to the overall community, as there are two sheds currently located on what would be Parcel A and those will be removed in order for a home to be built on the site. As the petition appeared to be in compliance with the existing zoning and land use codes it was recommended that the Planning Commissioners grant approval to the lot split.

MOTION: A Motion was made by **Commissioner Jon Thompson** to recommend approval for the division of lot 2 creating Parcel A and Parcel B [on Lot 2] in the South Cherrywood Estates Subdivision; seconded by **Commissioner David Tea** and passed unanimously.

VALLEY VIEW ESTATES SUBDIVISION, PHASE II, LOCATED AT OR ABOUT 7150 SOUTH 600 WEST IN SOUTH WILLARD.

Phase II of this subdivision contains seven lots and the area is currently zoned R-1-20 with each lot meeting the minimum requirements. Petitioner has not provided verification for the utilities for this phase and will also need to have the review and approval by the South Willard Water Company and the South Willard Flood Board. Recommendation was to set a public hearing for this petition.

MOTION: A Motion was made by **Commissioner David Tea** to set a Public Hearing for the Valley View Estates Subdivision, Phase II; seconded by **Commissioner Richard Day** and passed unanimously. Public Hearing will be held on March 22, 2007.

HANSEN SHEEP CO., GRAVEL PIT, CONDITIONAL USE PERMIT, LOCATED IN TOWNSHIP 12N, 2W, SECTIONS 21 & 22 IN THE COLLINSTON AREA.

Mr. Scott Hansen made an application for a Conditional Use Permit for a second gravel pit to be located on his property (approximately 85 acres) in the Collinston area. The Planning Office received the application and fee, but several necessary documentations are missing from the file and will need to be received prior to granting or recommending preliminary (and/or final) approval. Also, a public hearing will need to be scheduled to comply with the requirements for granting a CUP of this type. Mr. Hansen was present at the Planning Commission meeting and discussed the proposed gravel pit with the Commissioners. After the discussion the Planning Commissioners

decided to accept the concept plan for the gravel pit. By giving Mr. Hansen the conceptual approval, he would be able to inform the State (of Utah) that the process had begun to secure the Conditional Use Permit for this gravel pit.

MOTION: A Motion was made by **Commissioner Clark Davis** to accept the conceptual plan and application for the Conditional Use Permit for the Hansen Sheep Co., Gravel Pit and set a Public Hearing for March 22, 2007; seconded by **Commissioner Jon Thompson** and passed unanimously.

KELLY ALLEN AND GREG MARTZ – COMMUNITY FIRE PLAN

Kelly Allen, WUI/Sovereign Lands Coordinator for the State of Utah presented a PowerPoint presentation covering the Regional Wildfire Protection Plan (a copy of that presentation accompanies these Minutes), and the need for a wildfire protection plan throughout the county and in the various subdivision and developments that are occurring.

UNFINISHED BUSINESS

Commissioner Chad Munns suggested that the Planning Commission move forward with recommending to the County Commission that a Special Service District be created in the South Willard area to cover the services that are needed in that area, i.e. sewer, trails, parks, etc. Mr. Eric Johnson would be invited to attend the March 13, 2007 meeting of the County Commission with the necessary paperwork/resolution to get this process started.

MOTION: A Motion was made by **Commissioner David Tea** to begin the process of establishing a Special Service District for the South Willard area of the County; seconded by **Commissioner Richard Day** and passed unanimously.

WORKING REPORTS

The Planning Commissioners were given a map of the southeast part of the county showing the roads that are now in place with the new subdivisions. There had been some concern with the many new subdivisions going in that the roads need to line up in the various areas. More discussion will take place regarding this matter at future meetings.

The Planning Commission is still not prepared to present the final recommendation regarding the Fencing Ordinance to the County Commission. It was suggested that [attorney] Ken Bradshaw be contacted to attend a meeting to help with the legal language for opting in or out of the proposed area where the change in the ordinance is being recommended. He would be contacted to see if he could attend the work session on March 6, 2007. This meeting on March 6th will also be for Pat Comarell to go over some more materials on the update of the LUC and Karen Wikstrom will be presenting information on zoning for large-scale developments (especially aimed at the South Willard area at this time).

PUBLIC COMMENTS

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Commission Jon Thompson adjourned the Planning Commission work session adjourned at 8:54 p.m. with a Motion from **Commissioner Jon Thompson** and seconded by **Commissioner Clark Davis**.

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

Richard Kimber, Chairman
Box Elder County
Planning Commission