



new church was needed in the area. Staff explained that the area is currently zoned for churches and the county could not really deny the request. The hearing was then closed with a motion by **Commissioner Clark Davis**, seconded by **Commissioner Jon Thompson**, passed unanimously.

**SHERMAN L. RICHINS TWO-LOT SUBDIVISION, APPLICATION SS07-029 LOCATED AT APPROXIMATELY 15050 N HWY 13 IN THE RIVERSIDE AREA.**

This two-lot subdivision finishes off the property of Sherman Richins that now has a total of six lots. There were no comments received during the Public Hearing and a Motion to close was made by **Commissioner Theron Eberhard**, seconded by **Commissioner David Tea**, passed unanimously.

**KELLY EGLI ONE-LOT SUBDIVISION, APPLICATION SS07-030 LOCATED AT APPROXIMATELY 11926 WEST 8000 NORTH IN THE TREMONTON AREA.**

This one lot subdivision is located in an area of the county that is currently un-zoned and will result in a half acre lot. No comments were received during the Public Hearing and a Motion to close was made by **Commissioner Clark Davis**, seconded by **Commissioner David Tea**, passed unanimously.

**ROSS RUDD 8-LOT SUBDIVISION, APPLICATION SS07-031 LOCATED AT APPROXIMATELY 16600 NORTH 5200 WEST IN THE RIVERSIDE AREA.**

This eight lot subdivision is located in an area of the county that is currently un-zoned and each lot will be approximately three quarter acre. Lots one and two will be larger with over one acre each. This petition was being considered at the concept level at this meeting. No comments were received during the Public Hearing and a Motion to close was made by **Commissioner Jon Thompson**, seconded by **Commissioner David Tea**, passed unanimously.

**RESIDENCE @ THE ORCHARDS (WARD PROPERTY), APPLICATION SS07-032 LOCATED AT APPROXIMATELY 8700 S HWY 89 IN THE SOUTH WILLARD AREA.**

This petition received concept approval in November 2006 and was being presented for preliminary approval at this time. The property is currently zoned R-1-20 in the South Willard area, and the proposed 28 lots are in Phase I of the subdivision. There will be four phases altogether in this development. There were no comments during the Public Hearing and a Motion to close was made by **Commissioner David Tea**, seconded by **Commissioner Theron Eberhard**, passed unanimously.

**RIVER CREST [130-LOT] SUBDIVISION APPLICATION SS07-033 LOCATED AT APPROXIMATELY 5000 WEST HWY 30 IN THE RIVERSIDE AREA**

This concept plan for a 130 lot subdivision located southwest of Fielding in the Riverside area was opened for Public Hearing. Commissioner Clark Davis asked about the distance of this subdivision from the town of Fielding. It was estimated to be around two and a half miles. No comments were received during the Public Hearing and a Motion to close was made by **Commissioner David Tea**, seconded by **Commissioner Theron Eberhard**, passed unanimously.

**LDS CHURCH CONDITIONAL USE PERMIT, APPLICATION CUP07-015 LOCATED AT APPROXIMATELY 3845/3965 N HWY 38 IN THE HARPER WARD AREA (YATES PROPERTY).**

This conditional use permit was for the church to be located on the parcel created by the Yates subdivision. Mr. Glover asked if there were any plans for subdivisions to be created around this new church house as there is some property currently for sale in the area. **Chairman Kimber** informed him that this was a time for public comment and not a discussion period. Mr. David Yates informed the

group that there is property held in a trust that will probably be sold as mandated, but nothing is currently being considered. Following the comments a Motion was made by **Commissioner Jon Thompson** to close the hearing, seconded by **Commissioner David Tea**, passed unanimously.

**LDS CHURCH CONDITIONAL USE PERMIT, APPLICATION CUP07-016 LOCATED AT APPROXIMATELY 8600 SO HWY 89 IN THE SOUTH WILLARD AREA.**

This conditional use permit is for a LDS Stake Center to be located in the South Willard area north of the Residence @ the Orchard's property. No comments were received during the Public Hearing and a Motion to close was made by **Commissioner Clark Davis**, seconded by **Commissioner David Tea**, passed unanimously.

**PROCTER & GAMBLE FACILITY PROJECT, APPLICATION CUP07-017 LOCATED AT APPROXIMATELY 5400 NORTH 6800 WEST (IOWA STRING ROAD) NORTHWEST OF THE CORINNE AREA.**

Staff suggested that the petitioners address the Commissioners in regards to the plan for the site and the proposed building(s). The site for the project is located approximately 2.5 miles west of Bear River City limits on the Iowa String Road. The first phase of the plan was being presented for consideration at this meeting and future phases will return for approval. Mr. Rob Ellig the architect for the project told the Commissioners that the plant is still in the engineering and planning stages as this is the first [new] site built in thirty years. Mr. Ellig went on to explain the layout of the plant, which will be 1,100 feet from the road, covering a 950,000 square feet area, with seven contiguous buildings and three entrances; a truck entrance to the south that will serve as the truck distribution center, the second entrance for employees, and the third entrance for contracted partners. There will be rail service to the east of the plant. A landscaping plan around the two primary areas will be completed, keeping in line with the natural vegetation, climate and topography of the area and there will be a grassy area located around the administration building. The plan is to be on site and operating in the first quarter of 2010, but Mr. Ellig was unsure at what rate the future expansions would take place. The main paper-making building will be at the center of the plant and there are several "stacks" that will serve mainly as air intake, steam [water vapor] exhaustion and ventilation for the machine rooms. The plant may expand to other paper products in the future, but main production will be tissue and paper towels. There is the possibility that another [paper production-type] business could join the site as there is ample room for expansion on the 700 acre site. The Public Hearing was opened and the following comments were received. Mr. Denny Glover asked if the County had any sort of ordinance regulating the lighting of businesses in rural areas. Staff responded that there is no current ordinance at this time, but the matter had been addressed by the petitioner and lights around the exterior of the building(s) will project downward and illuminate at approximately ½ to 1 ½ candle light depending on the placement. The hearing was then closed with a Motion by **Commissioner Jon Thompson**, seconded by **Commissioner David Tea**, passed unanimously.

**COMMON CONSENT**

**KELLY EGLI ONE-LOT SUBDIVISION, APPLICATION SS07-030 LOCATED AT APPROXIMATELY 11926 WEST 8000 NORTH IN THE TREMONTON AREA.**

**[NURLA] SALE OF PROPERTY AT LANDFILL SITE.**

**TRANSFER OF 4800 WEST TO STATE OF UTAH [UDOT]**

Staff briefly reviewed the items under the Common Consent and the following motion was made.

**MOTION:** A Motion was made by **Commissioner Jon Thompson** to accept the items under Common Consent for approval; seconded by **Commissioner David Tea** and passed unanimously.

## **UNFINISHED BUSINESS -- NONE**

## **NEW BUSINESS**

### **DAVID H. YATES (JOSEPH & CHRISTENA YATES TRUST), APPLICATION SS07-028 LOCATED AT APPROXIMATELY 3845/3965 NORTH HIGHWAY 38 IN THE HARPER WARD AREA.**

This one-lot subdivision will have 6.05 acres in an area of the County that is currently zoned as RR-5. The extra 1.05 acre is for the construction of a road leading to the site of the proposed LDS Stake Center (as required by UDOT). Curb, gutter and sidewalk will be required on the new road. Staff's conditions for approval included:

- ▶ Conditions, requirements and recommendations of culinary water provider. The petitioner/developer is required to comply with all the requirements and recommendations of the culinary water provider and/or state/local approving authority prior to recording of the subdivision.
- ▶ A letter verifying approval from the Health Department for the new wastewater treatment system.
- ▶ Approval from the County Fire Marshal and other emergency services.
- ▶ The developer is required to comply with all the requirements and recommendations of the county's engineer.
- ▶ Letters of approval verifying service from gas, electric, and/or other utility providers.
- ▶ The signing of the Rural road/road improvement agreement for frontage along Highway 38.
- ▶ Compliance with all state and county subdivision regulations for which a specific variance has not been granted.
- ▶ Financial guarantee for all required improvements not installed prior to recording of the subdivision.
- ▶ Conditions, requirements and recommendations of Utah Department of Transportation for the highway access.

**MOTION:** A Motion was made by **Commissioner David Tea** to approve the Yates subdivision application with the conditions set by Staff (above); seconded by **Commissioner Clark Davis** and passed unanimously.

### **SHERMAN L. RICHINS TWO-LOT SUBDIVISION, APPLICATION SS07-029 LOCATED AT APPROXIMATELY 15050 N HWY 13 IN THE RIVERSIDE AREA.**

This two-lot subdivision is located in an area of the County that is currently un-zoned. The total property area is approximately two acres and the proposed size of each lot is one half acre. Staff's conditions for approval included:

- ▶ Conditions, requirements and recommendations of culinary water provider. The petitioner/developer is required to comply with all the requirements and recommendations of the culinary water provider and/or state/local approving authority prior to recording of the subdivision.
- ▶ A letter verifying approval from the Health Department for the new wastewater treatment system.
- ▶ Approval from the County Fire Marshal and other emergency services.
- ▶ The developer is required to comply with all the requirements and recommendations of the county's engineer.
- ▶ Letters of approval verifying service from gas, electric, and/or other utility providers.
- ▶ The signing of the Rural road/road improvement agreement.
- ▶ Compliance with all state and county subdivision regulations for which a specific variance has not been granted.
- ▶ Financial guarantee for all required improvements not installed prior to recording of the subdivision.
- ▶ Conditions, requirements and recommendations of Utah Department of Transportation for the highway access.

**Commissioner David Tea** asked about the other two lots on the plat as it appeared that four lots were being considered for approval. Staff said that the other two lots, lots 3 & 4, had already received approval along with lots 1 & 2. Because of the addition of lots 5 & 6 the necessity of curb, gutter, and sidewalk was raised. There was no requirement in place at the time of the prior approvals for curb/gutter and sidewalk, however with the additional two lots a requirement should be placed on the subdivision for any future development by the petitioner. There is also a turn-around located at the east end of the subdivision that is located on the petitioner's property.

**MOTION:** A Motion was made by **Commissioner David Tea** to approve the Sherman Richins Two-Lot subdivision application with the conditions set by Staff (above) and that a deferral agreement be entered into by the petitioner for curb, gutter, and sidewalk throughout the entire subdivision/development (lots 1-6) be required if any future lots are petitioned for approval. Seconded by **Commissioner Jon Thompson** and passed unanimously.

**ROSS RUDD SUBDIVISION, APPLICATION SS07-031 LOCATED AT APPROXIMATELY 16600 NORTH 5200 WEST IN THE RIVERSIDE AREA.**

This eight-lot subdivision was before the Planning Commission for concept approval. The location of the property is approximately 16575 North Highway 13 in an un-zoned area of the County. The proposed turn-around is located on the petitioner's property and each lot will be approximately .705 acre. Curb, gutter and sidewalk will be required inside of the subdivision; however a deferral for the improvements along Highway 13 will be entered into. Staff's conditions for approval included:

- ▶ Conditions, requirements and recommendations of culinary water provider. The petitioner/developer is required to comply with all the requirements and recommendations of the culinary water provider and/or state/local approving authority prior to recording of the subdivision.
- ▶ A letter verifying approval from the Health Department for the new wastewater treatment system.

- ▶ Approval from the County Fire Marshal and other emergency services.
- ▶ The developer is required to comply with all the requirements and recommendations of the county's engineer.
- ▶ Letters of approval verifying service from gas, electric, and/or other utility providers.
- ▶ The signing of the Rural road/road improvement agreement for frontage along Highway 13.
- ▶ Compliance with all state and county subdivision regulations for which a specific variance has not been granted.
- ▶ Financial guarantee for all required improvements not installed prior to recording of the subdivision.
- ▶ Conditions, requirements and recommendations of Utah Department of Transportation for the highway access.

**MOTION:** A Motion was made by **Commissioner Jon Thompson** to accept the Concept plan for the Ross Rudd 8-Lot Subdivision with the conditions noted by Staff. (Additional items and conditions will be addressed at the Preliminary level of approval). The Motion was seconded by **Commissioner David Tea** and passed unanimously.

**RESIDENCE @ THE ORCHARDS (JERRY PRESTON), APPLICATION SS07-032 LOCATED AT APPROXIMATELY 8700 SOUTH HIGHWAY 89 IN THE SOUTH WILLARD AREA. (PRELIMINARY APPROVAL; CONCEPT APPROVAL GIVEN IN NOVEMBER 2006)**

This petition's Concept Plan was accepted in November 2006. The property is located at approximately 8700 South Highway 89 in the South Willard area. The zoning is currently R-1-20 and each lot meets the minimum requirement. Curb, gutter and sidewalk will be required in this subdivision, along with approval from the South Willard Flood Control District. **Commissioner Theron Eberhard** also suggested that temporary turn-around be required at the end of Street "D" and Street "A", which may reduce the size of lots 1 & 6 and 14 & 15 as the property to the north is not owned by the petitioner. It was also suggested that the petitioner(s) talk with the adjoining landowner to the north regarding the [potential] development of that property and the adjoining of any roadways from the north into the Orchards subdivision. Staff's additional conditions for approval included the following:

- ▶ Conditions, requirements and recommendations of culinary water provider. The petitioner/developer is required to comply with all the requirements and recommendations of the culinary water provider and/or state/local approving authority prior to recording of the subdivision.
- ▶ A letter verifying approval from the Health Department for the new wastewater treatment system.
- ▶ Approval from the County Fire Marshal and other emergency services.
- ▶ The developer is required to comply with all the requirements and recommendations of the county's engineer.
- ▶ Letters of approval verifying service from gas, electric, and/or other utility providers.
- ▶ Compliance with all state and county subdivision regulations for which a specific variance has not been granted.
- ▶ Financial guarantee for all required improvements not installed prior to recording of the subdivision.

**MOTION:** A Motion was made by **Commissioner Jon Thompson** to grant Preliminary approval for the Residence @ The Orchards Subdivision (28-lots) with the above conditions by Staff. Motion was seconded by **Commissioner David Tea** and passed unanimously.

**RIVER CREST [130-LOT] SUBDIVISION (MICHAELIS/DAY), APPLICATION SS07-033 LOCATED AT APPROXIMATELY 5000 WEST HIGHWAY 30 IN THE RIVERSIDE AREA.**

The Concept plan for this subdivision is for a development of 130 lots at approximately 5000 West Highway 30 in an un-zoned area of the County. The proposed area consists of about 92 acres and each lot would be 21,780 square feet. The petitioner(s) were asking for private roads within the subdivision requiring no curb, gutter and sidewalk and would not require maintenance by the County. There would also be a nature/walking trail and two open areas set aside for the residences. Staff's conditions for approval included the following:

- ▶ Conditions, requirements and recommendations of culinary water provider. The petitioner/developer is required to comply with all the requirements and recommendations of the culinary water provider and/or state/local approving authority prior to recording of the subdivision.
- ▶ A letter verifying approval from the Health Department for the new wastewater treatment system.
- ▶ Approval from the County Fire Marshal and other emergency services.
- ▶ The developer is required to comply with all the requirements and recommendations of the county's engineer.
- ▶ Letters of approval verifying service from gas, electric, and/or other utility providers.
- ▶ Conditions, requirements and recommendations of Utah Department of Transportation for access onto Highway 30.
- ▶ Compliance with all state and county subdivision regulations for which a specific variance has not been granted.
- ▶ Financial guarantee for all required improvements not installed prior to recording of the subdivision.

**Commissioner David Tea** asked the petitioner if they had approached the Town of Fielding regarding annexation. As the development is approximately 2-3 miles from the city limits that idea had not been considered, but the Commissioners felt that they should at least look into that option. There was also a question regarding a turn-around within the subdivision, but it was determined that none were necessary. Access to the development would be via Highway 30 and the possible connection to 5400 West was currently being negotiated with that land's current owner. **Commissioner Theron Eberhard** felt that a development of this size should be required to install curb, gutter, and sidewalks. The petitioner's were proposing a homeowners association and not asking for municipal services from the County. The petitioner's are currently working with the Riverside/North Garland Water District to help with the upgrade of their system to supply water for this development. It was felt, by the Planning Commissioners, that the roads within the subdivision be constructed [at least] to meet County standards if this development was not annexed into city limits. One of the petitioners, Darrin Michaelis, voiced some concern that the Planning Commissioners did not hesitate to approve 10, 15, or 20 lot subdivisions, but were unwilling to consider this Concept plan for a 130-lot subdivision that would occur over a period of time. Commissioner Clark Davis agreed that smaller subdivisions are approved, but a development of this size made the Commission hesitant since the County could eventually be

required to provide municipal services as residents moving into a development of this size assume that certain services will be provided as well as improved roads within the development. Because of these issues, **Commissioner Clark Davis** did not feel that he was ready to take any action on this petition at this time. After some additional discussion the following motion was made

**MOTION:** A Motion was made by **Commissioner David Tea** to Table the Concept plan for the River Crest (130-lots) Subdivision until the petitioners can meet with Fielding regarding possible annexation and other issues (roads, curb, gutter, and sidewalk, etc.) be addressed. The Motion was seconded by **Commissioner Jon Thompson** and passed unanimously.

**LDS CHURCH CONDITIONAL USE PERMIT, APPLICATION CUP07-015 LOCATED AT APPROXIMATELY 3845/3965 NORTH HIGHWAY 38 IN THE HARPER WARD AREA (YATES PROPERTY)**

The petition for the Conditional Use Permit for the LDS Church located in the Harper Ward area on the subdivision created by on the Yates property was passed with the following motion.

**MOTION:** A Motion was made by **Commissioner Theron Eberhard** to approve the Conditional Use Permit for the LDS Church in the Harper Ward area. Motion was seconded by **Commissioner Jon Thompson** and passed unanimously.

**LDS CHURCH CONDITIONAL USE PERMIT, APPLICATION CUP07-016 LOCATED AT APPROXIMATELY 8600 SOUTH HIGHWAY 89 IN THE SOUTH WILLARD AREA.**

The petition for the Conditional Use Permit for the LDS Church located in the South Willard area is located in an area of the County that is currently zone R-1-20. The property is not being subdivided at this time, but may be in the future. The petition was passed with the following motion.

**MOTION:** A Motion was made by **Commissioner Jon Thompson** to approve the Conditional Use Permit for the LDS Church in the South Willard area. Motion was seconded by **Commissioner David Tea** and passed unanimously. (**Commissioner Clark Davis** was not present during the passing of this motion.)

**PROCTER & GAMBLE FACILITY PROJECT, APPLICATION CUP07-017 LOCATED AT APPROXIMATELY 5400 NORTH 6800 WEST (IOWA STRING ROAD) NORTHWEST OF THE CORINNE AREA.**

Staff's findings regarding this petition included:

- The proposed paper manufacturing facility will be 950,000 sq.ft. in area, composed of (7) contiguous buildings, the largest being a 430,000 sq.ft. Distribution Center. The manufacturing building will be 60' high; all other buildings will be 36' high. Exterior finish has not been finalized, but will likely be painted metal siding and/or concrete wall panels. This facility will employ 300 people in Phase 1.
- The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the community, or injurious to property or improvements in the community, existing surrounding uses, buildings and structures.
- The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community. The facility

will promote the communities economic wellbeing by providing jobs that will pay substantially more than the county's current median.

- The proposed use is consistent with goals, objectives and policies of the County's General Plan in locating manufacturing development along collector and arterial streets.
- The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property. The site is approximately a mile from the nearest single family residence and will not conflict with farming activities on adjoining parcels.

Further, Staff's conditions for approval included the following:

1. Where no culinary water system is available the letter shall come from the state or local agency having jurisdiction to approve the new well or water system.
2. Where no wastewater treatment system is available the letter shall come from the state or local agency having jurisdiction to approve the new wastewater treatment system.
3. The developer is required to comply with all the requirements and recommendations of the county fire marshal prior to receiving an occupancy permit.
4. The developer is required to comply with all the requirements and recommendations of the county's engineer prior to receiving an occupancy permit.

**Commissioner Theron Eberhard** asked about the septic/sewer for the site and the treatment of the industrial waste water. Water and wastewater lines will be constructed by Brigham City and the waste water will travel back to Brigham City with about 70% of it being treated for reuse.

**MOTION:** A Motion was made by **Commissioner David Tea** to approve the Conditional Use Permit for the Procter & Gamble Plant subject to the conditions recommended by Staff. Motion was seconded by **Commissioner Theron Eberhard** and passed unanimously. (**Commissioner Clark Davis** was not present during the passing of this motion.)

## **WORKING REPORTS**

Members of the OCS Capital Group were present to talk with the Planning Commission regarding the creation of a Special Service District in the Thatcher area of the County. Members of the group included, Gil Olguin, Roscoe Woods, Jeanne Ehrhart, Kelly Dixon and Jim Dixon. The group represents the owners of approximately 600+ acres of property in the Thatcher area close to the Marble Hill Subdivision. Mr. Gil Olguin addressed the Planning Commissioners stating that the group had met with the County Commissioners and it was suggested that they start the process of requesting a Special Service District with the Planning Commission.

Mr. Olguin continued by saying "*that as per the Commission's original mandate that you retain a planner, a master planner [we have internal staff that can work with a master planner] and increase the size of this district to include other private property and to include Marble Hills. We are close enough to Marble Hills that we can include it . . . we are adjacent to Marble Hills. This district, this special service district would be self-sustaining. It would provide all of its own services; it would provide its own water retention pond, its own storm drain, curb and gutter, treatment plant . . . waste water treatment plant. There would not be any septic tanks allowed. This would be fully urbanized. . . we do have plans. . . the only reason we're not bringing them forward is because it is such a major change, after we met with the County Commission and after they suggested that we go home and try to*

*redraw this district to include several other areas. We looked at it and we agreed; we figured it can work, and we can work with a county planner someone that you retain. They approved funding at that Commission meeting and we would like to see you take advantage of that, and if you do we'll bring some of our staff to work with them and return to this commission with a master plan for the special service district; and it would include Marble Hills. It would include the benches right around Marble Hills and that area right there. We're talking about an area that would be reserved for a temple; we're talking about an area that would include a golf course; a small destination type resort hotel; a convention center, because you're talking WalMart, Procter & Gamble there are several employers in the area that would enjoy having a convention center for all of their employees, for all the people that come into this area on business trips. It would be prudent and rational planning and we feel confident that you would be comfortable with what we would return with. What we would come back to the table with. Our property is about 700 acres, a little over a square mile. We would then bring in another square mile which would include Marble Hills. (the acreage is east of the Marble Hills Subdivision reaching over to the canal) The Marble Hills Subdivision would be required to be serviced by the waste water treatment plant . . . and all of the infrastructure would include the Marble Hills Subdivision. We're talking about close to two thousand acres and once the staff and your planner get together and put it all out on the table it could very well possibly include other areas. This is a conceptual drawing that would be brought back to you. Time is of the essence, we have a three million dollar debt that is short-term and that's not your problem, that's our problem. I would like to stress that we would like to put this on fast-track, not fast track to the point that we don't scrutinize it. I'd like you to look at everything with a jaded eye since we have to live with it once it's built. This special service district would be providing all of the utilities, all of the municipal services and we are also talking about including a substation for law enforcement, a substation for fire protection. The substation for law enforcement would bring down the insurance premiums in the area and we are also including a youth center, a senior center. . .*

**Commissioner Theron Eberhard** asked what the Planning Commission's role was in a special service district. The question was then directed to **Commissioner Clark Davis**. Mr. Olguin outlined the property (651 acres) that is currently under ownership of their clients. Depending of the amount of property that would be included in the final acreage the ownership could be reduced from 100% to under 50% for the clients that they represent. Mr. Olguin spoke further about the possible location of a temple site on the bench area of the property. Mr. Kelly Dixon also outlined the property on the map for the Commissioners. There would also be a retail shopping center in the area.

**Commissioner Clark Davis** asked that it be explained as to why this was coming before the Planning Commissioners. Staff explained that the major issue was because of the need to plan for the area where this special service district would be located. This area was not included in the Bothwell Community Plan, but any development in the proposed area would impact everything/everyone in the Bothwell area because of the freeway and other roads that would be included. There would need to be some serious planning considered before the County entertain the establishment of a special service district. Another issue is that of timing. There are several issues that need to be finished up in the South Willard area along with other projects that are incomplete. Staff did not feel that the resources were available at this time to become involved in a plan of this magnitude. They (OCS) could, of course, negotiate with the County in hiring an outside planner to facilitate moving forward with this project if that was the consensus of the Planning Commission.

**Commissioner Clark Davis** went on to say *"that part of the reason that it was referred back to the Planning Commission was that we conducted those community plans in South Willard, West Corinne, and Bothwell, and we thought that before we take on this magnitude of a development we ought to have a community plan incorporated within that area so that the residents have an opportunity to decide what's the impact going to be on us and how do we embrace this or how does it fit with our*

*lifestyle.”*

It was concluded that this goes well beyond a special service district. There is the issue of having large development similar to that in South Willard and the County does not have the resources to conduct a community plan at this time. Mr. Olguin said that they were not asking for any special favors, but would like to be put on the future agendas in order to get things moving along with this process and they would be able to assist from their end. **Chairman Richard Kimber** said that the Planning Commission would like to see some sort of plan, concept, or something in writing, in order to proceed. Mr. Olguin said that a conceptual plan had been submitted with a drawing and environmental assessment study for the area. Staff explained that there would need to be something more extensive in order to be considered. Mr. Olguin said that once they got some sort of OK to move forward then they would be willing to go to the expense of a more detailed plan.

Staff said that probably the first thing that would need to happen would be a more detailed concept plan showing roads and infrastructure (preliminary), a good general plan; the location of parks, commercial, etc. and then negotiate who would be doing the planning work; we are probably a year out before being able to do this in-house, if even then. They could proceed quicker if they are willing to pay for the planner to do the work and then they may find that the residences of the Thatcher area are just not interested in such a large community development for their area and the impact that it could bring with it. Resources and time would be the hold-up on the County's end, but if OSC is willing to take on the expense of that then they could move forward. The role of the Planning Commission is to determine whether or not they would want to recommend to the County Commission moving forward with this project and possible special service district.

Mr. Olguin said that most (80%) of the area that they currently own has already been approved for half acre lots. From the freeway exit it is about four miles to this area proposed for the special service district and the boundaries for the district could include that road.

**Chairman Richard Kimber** concluded by saying that it is important that the Planning Commission follow its process as has been done in the past in creating a community plan and getting information from the citizens of the area before being able to even recommend a special service district to the County Commission. A concept plan which would include the transportation [roads], water, sewer, general ideas and type of development being considered; business district and what would be included. Need a traffic impact study and what services would the County be required to supply for this area/project. More information is needed before even being able to recommend the study. **Commissioner Clark Davis** suggested that once a comprehensive concept plan is received then the planning commission could consider having a public hearing/town meeting to get the feel of the residences of the area before moving forward with a more detailed study and the possibility of establishing a special service district for the area. The members of the Planning Commission agreed, but no formal motion was made as this was a discuss item at this time.

The annual year-end meeting will be postponed until January 2008. A Planning Commission meeting has been scheduled for both December 2007 and January 2008. Kevin Hamilton (Staff) will be attending a training conference in Tucson from January 20-24, 2008.

## **PUBLIC COMMENTS - NONE**

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**Commissioner Jon Thompson** made a motion to adjourn the Planning Commission meeting at 9:37 p.m., seconded by **Commissioner David Tea** and passed unanimously.

Passed and adopted in regular session this 20th day of December, 2007

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Richard Kimber, Chairman  
Box Elder County  
Planning Commission