

MINUTES BOX ELDER COUNTY PLANNING COMMISSION SEPTEMBER 22, 2005

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The Board of Planning Commissioners of Box Elder County, Utah met in the County Commission Chambers at 7:00 p.m. The following members were present constituting a quorum:

Richard Kimber	Chairman		
Jon Thompson	Member	<i>The following Staff was present:</i>	
Richard Day	Member		
David Tea	Excused	Garth Day	County Planner
Clark Davis	Excused	Elizabeth Ryan-Jeppsen	Dept Secretary
Theron Eberhard	Member	Amy Hugie	County Attorney
Chad Munns	Member		

Chairman Richard Kimber called the session to order at 7:06 p.m.

The *Minutes* of the regular meeting held on August 18, 2005 were not made available to the Planning Commissioners prior to their meeting (September 22, 2005), therefore review and acceptance of the Minutes was tabled until the meeting on October 20, 2005. The Motion to Table the Minutes was made by **Commissioner Jon Thompson** and seconded by **Commissioner Richard Day**, passing unanimously.

Citizen Present for the Planning Commission Meeting and Public Hearing

Johnny Hulse	560 West 7615 South, Willard
Tracie Bailey	795 West 2820 South, Perry
Kirt Bailey	795 West 2820 South, Perry
Mark Teuscher	Brigham City Corp
Dave Hawkes	7920 South HWY 89, Willard
Dale Barnett	7955 South 925 West, So. Willard

PUBLIC HEARINGS

VISTA VIEW SUBDIVISION, LOCATED AT OR ABOUT 8100 SOUTH IN THE SOUTH WILLARD AREA.

This subdivision is an extension of the South Cherrywood Estates (Phase I and Phase II) and connects through 950 West Street. The lots meet the minimum zoning requirements of 20,000 square feet and there are nineteen lots in the subdivision. The two lots which abut Highway 89 will be restricted from having access via the Highway. There is a road change within the subdivision, which will require that 1050 West be stubbed (to the south) to prevent land-locking the property to the south of the subdivision. The detention basin is located at the southwest end of the subdivision

along 1050 West. The developers will also be required to install a fence along the west end of those lots, which are next to the railroad. None of the documentation has been received from the utilities or the South Willard Water Company or South Willard Flood Control at this time, but once the public hearing has been held then the developer will secure those documentations. There were no comments from the public regarding this subdivision during the public hearing. **Commissioner Theron Eberhard** made a **MOTION** to close the Public Hearing at 7:12 p.m.; seconded by **Commissioner Richard Day**.

NERVA LANE SUBDIVISION; LOCATED AT OR ABOUT 7800 SOUTH (ON NERVA LANE) IN THE SOUTH WILLARD AREA.

The Public Hearing for the Nerva Lane Subdivision began at 7:13 p.m. **Commissioner Richard Day** excused himself from the proceedings due to a conflict of interest in the subdivision. There are nineteen lots in this subdivision, each meeting the minimum requirements of 20,000 square feet. This subdivision is an extension of the Deer Run and Deer Ridge Subdivisions. This subdivision will be connected with Deer Run, Deer Ridge and the Twin Falls subdivisions through 925 West Street. Access will be restricted on lots one and two from Highway 89. This subdivision will contain curb and gutter along the Nerva Lane road. The documentation has not been received from the utilities, Bear River Health Department, South Willard Water Company, or the South Willard Flood Control. **Commissioner Jon Thompson** asked about the curb and gutter issue in this particular subdivision. A recommendation had been made by the County Inspector, Donnie Tarver that new subdivision with a grade greater than 4%, should be required to install curb and gutter to help with the storm water runoff and drainage. This is the first subdivision affected by the recommendation. This is not yet an ordinance, but will be in the near future as the County Land Use Development Ordinance is being revised. Also, the landowner and the developer have agreed to the curb and gutter suggestion. The Public Hearing was closed by 7:28 p.m. with a **MOTION** by **Commissioner Chad Munns** and seconded by **Commissioner Theron Eberhard**.

NEW BUSINESS

Minor Zoning Update: Brigham City Airport; Mark Teuscher

Mr. Mark Teuscher, Brigham City Planner was present at the Planning Commission meeting to address the commissioners in regards to expansion of the Brigham City Airport and the necessity of updating the airport overlay zones. Mr. Teuscher had revised the Airport Overlay Zones and presented each of the commissioners with a copy of that draft. This is a generic ordinance that the airport is asking the affected entities to adopt. (A copy of the draft is included with these Minutes, along with a copy of the map showing the zones.) Also, the FFA is requesting that a standard ordinance be in place for all the jurisdictions surrounding an airport. The Planning Commissioners and Mr. Teuscher discussed the map and draft, after which time Mr. Garth Day stated that the Planning Commission would need to set a date for a Public Hearing regarding this overlay zone. **Commissioner Jon Thompson** made a **MOTION** to set a date for a Public Hearing regarding the Brigham City Airport Overlay. The Public Hearing will be held on October 20, 2005 during the regularly scheduled meeting of the Planning Commission. The Motion was seconded by **Commissioner Chad Munns** and passed unanimously.

WORKING REPORTS

County Attorney Amy Hugie reported to the Planning Commissioners that the lawsuit filed by the RHN Corporation had recently been dismissed by the court.

PUBLIC COMMENTS -- NONE

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The Planning Commission meeting was adjourned at 7:58 p.m. with a motion by Commissioner Theron Eberhard.

Passed and adopted in regular session this 20th day of October 2005.

Richard Kimber, Chairman
Box Elder County
Planning Commission