

MINUTES BOX ELDER COUNTY PLANNING COMMISSION OCTOBER 20, 2005



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
Richard Day	Member
David Tea	Member
Clark Davis	Member
Theron Eberhard	Member
Chad Munns	Excused

The following Staff was present:

Garth Day, County Planner	Excused
Elizabeth Ryan-Jepps	Excused
Amy Hugie	County Attorney

Chairman Richard Kimber called the session to order at 7:00 p.m.

The *Minutes* of the regular meeting held on August 18, 2005 and September 22, 2005 were made available to the Planning Commissioners prior to their meeting (October 20, 2005). Commissioner David Tea stated that the Minutes of the August 18, 2005 Minutes needed to reflect the Public Hearing that was also set for the Nerva Lane Subdivision. A Motion was then made by **Commissioner Theron Eberhard** and seconded by **Commissioner David Tea**, passing unanimously with noted correction. The Minutes of the September 22, 2005 Meeting were reviewed and a Motion was made by **Commissioner Theron Eberhard** and seconded by **Commissioner Clark Davis**, passing unanimously.

Citizen Present for the Planning Commission Meeting and Public Hearing

Mark Teuscher	Brigham City Corp
Dave Hawkes	7920 South HWY 89, Willard
Mike Braegger	South Willard Flood Control
Johnny Hulse	560 West 7615 South, Willard

PUBLIC HEARINGS

Minor Zoning Update: Brigham City Airport; Mark Teuscher

Chairman Richard Kimber opened the Public Hearing for the Brigham City Airport Minor Zoning Update and asked **Mr. Mark Teuscher**, Brigham City Planner to give a brief overview. **Mr. Teuscher** explained that the FFA has expended approximately \$28,000,000 to lengthen the runway at the airport to almost 10,000 feet. This will move the airport into a different classification. The runway will actually be able to handle a 757 with this expansion; however the design standards for

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the airport are a G-5 (Gulfstream 5), or a fairly large corporate jet, which can hold 20-25 people. **Mr. Teuscher** made the Brigham City Ordinance available to the Planning Commissioner and briefly discussed it. This ordinance has been adopted by Brigham City and is based on the FFA's standard land use ordinances. It is designed to fit the Brigham City Airport. **Mr. Teuscher** went on to explain that the overlays, not only horizontal but also vertical, are designed to do two things:

1. Designed to keep aircraft up in the air.
2. Segregate them from people on the ground.

The proposed approach zone is very large beginning at the end of the runway continuing on about 50,000 feet, rising as it continues. The largeness of the overlay is to accommodate the airport when it gets an instrument landing system (ILS) some time in the future and [the southern approach] would be the preferred landing and take-off from the airport. Take-off and landing could still be done heading north, but the ILS system would only be concerned with the southern approach. There are corresponding codes in the ordinance that allow it to be included in the Box Elder Zoning Code by recognizing the existing base zone. The ordinance is concerned primarily with the height of any surrounding buildings, homes, or towers in close proximity to the runway (with a maximum of thirty-five feet).

Commissioner David Tea asked for clarification on 17.16.090 F.2., which reads:

Creates or tends to create gas, smoke, dust, glare, or other visual hazards in the atmosphere around airports or in the airport hazard area.

Mr. Teuscher explained that this language refers to burning of items that would not be "normal" in an agricultural area, i.e. burning a car. Burning a field, canal or stubble would be considered normal practice. The FFA wants to expand Brigham City Airport, as it is a reliever airport for Salt Lake City. A number of local companies, i.e. Autoliv, would like to be able to fly freight out of Brigham City but are unable to do so with the current length of the runway. Ogden has a long runway, but is landlocked. After some additional discussion, Chairman Richard Kimber opened the Public Hearing for public comments.

David Hawkes of South Willard asked if he would be compensated for any problems or restrictions to his property in South Willard due to this proposed overlay. **Mr. Teuscher** could foresee no problems, but suggested that the landowners, homeowners be made aware of the overlay zone on their property by notations on the plats.

Commissioner Clark Davis made a motion to close the Public Hearing. **Chairman Richard Kimber** asked that the Brigham City Airport Overlay be put on the next agenda's meeting for November 17, 2005.

Storm Drain Master Plan/Drainage Issues

Item was taken off of the agenda; however **Commissioner Clark Davis** reported the following:

Bob Davis of South Willard had come to the County Commission with complaints regarding the drainage issues and several of those issues have been addressed by **Garth Day** and **Chris White** (Hansen & Assoc.) and Garth is writing up a follow-up memo to the County Commissioners

regarding what had been resolved concerning this issue. **Commissioner Clark Davis** suggested that a copy of the Minutes from the County Commission meeting that **Bob Davis** attended, along with his comments, be attached to the memo being drafted by **Garth Day**.

David Hawkes and **Johnny Hulse** discussed a few concerns regarding the water and floodwater issues in the South Willard with the Planning Commissioners. **Mike Braegger** stated that the South Willard Flood Control is already addressing many of these issues. Their engineers have already developed a plan to take care of some of these issues to get the water across the freeway. With the rapid growth in the South Willard area and the numerous subdivisions, the plan is currently on hold, as this growth will affect how the water is diverted. There are currently three state drains that go into the irrigation ditches along the highway (89) on the west side. With the increase of the subdivisions in the area, some of the irrigation ditches are being abandoned and water is getting into areas where it is causing problems. SWFC is currently working with the State in hopes of acquiring funds to help with this issue.

WORKING REPORTS -- NONE

PUBLIC COMMENTS -- NONE

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The Planning Commission meeting was adjourned at approximately 7:50 p.m. by **Commissioner Theron Eberhard**, seconded by **Commissioner David Tea**.

Passed and adopted in regular session this 17th day of November 2005.

Richard Kimber, Chairman
Box Elder County
Planning Commission