

COUNTY COMMISSIONERS

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Box Elder County

STATE OF UTAH

BRIGHAM CITY, UTAH 84302

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CIRCA 1980'S



CIRCA 1890'S

January 13, 1988

TO: MEMBERS OF PLANNING COMMISSION

Just a reminder that the Planning Commission meeting is scheduled for next Thursday, January 21, 1988 at Maddox Ranch House. Dinner will be at ~~6:00~~ 6:30 p.m., the meeting will begin at ~~8:00~~ 8:30 p.m.

Sincerely,

Allen L. Jensen
Allen L. Jensen

Box Elder County Clerk

ALJ/srw
encl.

PLANNING COMMISSION MEETING

21 January 1988

Meeting of the Box Elder County Planning Commission held on Thursday, ~~21~~²⁴ January 1988 at 8:30 p.m. in the County Commission Chambers. Present, were Chairman, Richard Kimber, Commissioner, Robert Valentine, Steve Grover, Jon Thompson, Don Christensen, and DeVon Breitenbeker. Ex-officio members, Surveyor, Denton Beecher and Clerk, Allen Jensen.

Chairman, Richard Kimber called the meeting to order at 8:30 p.m. and asked for the reading of the minutes of the 17 December 1987 meeting. Following the reading of the minutes, Mr. Breitenbeker made a motion that they be approved. The motion was seconded by Mr. Grover and the motion carried.

BYWATER BROTHERS

Mr. Gary and Mr. Rick Bywater, representing R&K Floor Coverings appeared before the Commission with a conditional use permit request to allow them to manufacture marble products in part of a storage bay located on their property at 1100 North Main, North of the Brigham City Corporate limits, employing an additional three or four people. Zoning in the area is commercial development, (CD) the same zone as Brigham City has for the Morton Thiokol property directly south of the Bywater property.

Mr. Beecher stated nothing in the county zoning ordinance seems to be compatible with the type of manufacture they intend. He stated the ordinance does not allow the manufacturing of bricks and clay products.

Commissioner Valentine questioned as to what chemicals would be used in the process and if a fire hazard was associated with this type of manufacture. Rick Bywater replied that acetone, resin, gelcoat, and marble dust, would

be used and that they had installed exhaust chambers and overhead sprinklers would be installed.

Mr. Beecher again read from the zoning ordinance identifying those products and the type of manufacture that could not be allowed.

Mr. Breitenbeker suggested this issue be tabled in order to determine if this type of manufacture qualified for the zone.

Mr. Kimber stated that if this type of manufacturing is compatible with the Brigham City Zoning Ordinance he would be in favor of the request. Mr. Beecher was requested to contact the Brigham City building inspector and make this determination.

Mr. Kimber further stated two options are available to the commission: (1) make a motion to accept the request, contingent upon it being compatible with what Brigham City allows (2) table the issue pending further study.

Mr. Thompson made the motion to approve a conditional use permit pending the outcome of Mr. Beecher's findings as to what Brigham City's zoning ordinance permits. If not compatible, further review would be required. The motion was made and seconded by Mr. Grover. Mr. Breitenbeker opposed and the motion was approved.

DEAN BUNDERSON

Dr. Dean Bunderson and Mr. Harvey Facer appeared to request a zone change in the Mantua area for their property located in the county so it can be used for residential building lots. The property is now zoned MU-160. They would like zoning changed to RR-1. They stated the Health Department has inspected the area and septic tanks would have to be used with shallow drain field and no seepage pits. Percollation tests are also required and this has not been

accomplished. No cullinary water supplies will be effected, although a spring on the property could be used for culinary water. The water usage application did not include culinary use. Only irrigation and stock watering. An amended application will be required. The property borders Mantua City and is zoned for five acre lots.

Commissioner Valentine discussed connecting to Mantua's sewer system. Dr. Bunderson advised that Mantua would not let them connect to their system. Mr. Facer stated it was not practical to run a sewer line for two homes. If ten or more homes were constructed, it could be feasible.

Mr. Breitenbeker discussed two options: (1) table the request and attempt to obtain zoning ordinances and maps from Mantua City or (2) have the County Commission schedule a public hearing. He made the motion to have Mr. Beecher obtain copies of zoning ordinances from Mantua City. If within two or three weeks Mantua City has not responded to the request, he will request the County Commission to hold a public hearing on the zoning change request. If he receives the information before that time, he will immediately notify the County Commission to hold a public hearing. The motion was seconded by Mr. Thompson. None opposed and the motion carried.

GARN MINOR SUBDIVISION AMENDMENT REQUEST

Mr. Beecher presented a plot map to identify boundary lot changes of the subdivision previously approved. The lot line changes were considered insignificant. The motion was made by Mr. Breitenbeker to amend the subdivision boundaries. Mr. Thompson seconded the motion. None opposed and the motion carried.

MR. HEIL LETTER

Mr. Beecher read the letter sent to Mr. Heil as a

result of the December 1987 Planning Commission meeting. The letter re-stated the planning commission's decision that the request to construct additional facilities on his property be denied.

REVIEW LAST MONTHS HANDOUTS

Mr. Kimber made a motion to table the review of the handouts in order to have more data before proceeding further. Mr. Thompson seconded the motion. None opposed and the motion carried.

Meeting adjourned at 9:30 p.m.