

**MINUTES  
BOX ELDER COUNTY PLANNING COMMISSION  
JANUARY 14, 1997**

The Board of Planning Commissioners of Box Elder County met in regular session in the Commission Chamber of the Box Elder County Courthouse, 01 South Main in Brigham City, Utah at 7:00 p.m. on January 14, 1997.

The following members were present constituting a quorum:

Richard Kimber	Chairman
Stan Reese	Member
Deanne Halling	Member
David Tea	Member
Denton Beecher	Ex-Officio Member, Surveyor
LuAnn Adams	Recorder/Clerk

<b>EXCUSED:</b>	Royal Norman	Commissioner
	Louis Douglas	Member
	Jon Thompson	Member

**AGENDA: (ATTACHMENT NO. 1)**

**CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF NOVEMBER 21, 1996 FOR APPROVAL. A MOTION WAS MADE BY DAVID TEA TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY DEANNE HALLING AND UNANIMOUSLY CARRIED.**

**CONDITIONAL USE PERMIT - LEMONS**

Doug Lemon came to the Commission table requesting a conditional use permit to place a mobile home behind Grammy's Fruit Stand in South Willard. He stated that this mobile home would be used to house a seasonal worker, and it would only be lived in six months out of the year. He said the trailer would sit on a concrete base, and he also plans to do landscaping for the yard. A septic tank would need to be put in, but utilities are already on the property. Mr. Beecher said this would be an accessory building to the fruit stand building; the permit would be temporary for a five-year period; and Mr. Lemon would also need a building permit.

**MOTION:** A motion was made by Stan Reese that the Planning Commission agrees on the Conditional Use Permit providing there is adequate parking for at least two vehicles, South Willard water approval, health department approval, a 30-foot set back from the stand and that the trailer be used only for seasonal workers and not for rent on a year-round basis. The motion was seconded by David Tea and unanimously carried.

**FIRE HYDRANT RESTRICTIONS**

County Surveyor Denton Beecher told the Commission he has some concerns about fire protection in the county. He raised the question of requiring fire hydrants in county subdivisions. Mr. Beecher has asked County Fire Marshall Greg Martz to research this issue.

**WILLARD BOX ELDER COUNTY FLOOD DISTRICT**

Commissioner Hardy received a letter from the Willard Box Elder County Flood District stating that they are creating four different zones in the Willard Area. If a home lies in a particular zone they may or may not be given a building permit. This would mean that in order to get a building permit the people would first have to go to the Flood District. County Attorney Bunderson is reviewing the letter for his comment.

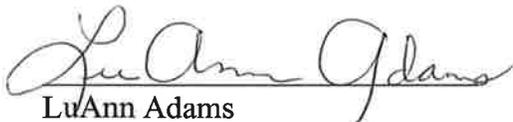
**ADJOURNMENT**

A motion was made by Stan Reese to adjourn. The motion was seconded by Deanne Halling and the meeting adjourned at 7:52 p.m.

Passed and adopted in regular session this 6 day of March, 1997.

  
Richard D. Kimber, Chairman

ATTEST:

  
LuAnn Adams  
Recorder/Clerk

**AGENDA**  
**BOX ELDER COUNTY PLANNING COMMISSION**  
**MEETING PLACE: COUNTY COMMISSION CHAMBERS**  
**BOX ELDER COUNTY COURTHOUSE**  
**BRIGHAM CITY, UTAH**

1. Public agenda for the Box Elder County Planning Commission meeting schedule for January 16, 1997 at 7:00 P.M.
2. Notice given to the newspaper this 15th Day of January 1997.
3. Approval of the minutes of November 21, 1996
4. Scheduled Delegations:
  - A. Conditional Use Permit - Lemons.
  - B. Misc. minor subdivisions.
  - C. Fire hydrant restrictions.
  - D.
  - E.
  - F.
  - G.
  - H.
  - I.
  - J.
5. Old Business:
  - A.
  - B.
  - C.