

PLANNING COMMISSION MEETING
January 15, 1987

Meeting of the Box Elder County Planning Commission held on Thursday, January 15, 1987, at 7:00 p.m. Those present were: Devon Breitenbeker, Jon Thompson, Richard Kimber, Kent Newman, Don Petersen. Commr. James White also in attendance because of the illness of Commr. Don Chase.

Also present were Ex-officio Denton Beecher and Jay Hirschi. Chairman Richard Kimber called the meeting to order at 7:00 p.m. and asked for approval of the minutes of the previous meeting. A motion was made by Devon Breitenbeker that the minutes of the meeting held on November 20, 1986, be approved as written. The motion was seconded by Kent Newman and approved.

DEAN NELSON LABOR HOUSING

Denton Beecher reported to the Commission that Dean Nelson would like to convert a dairy barn built by Farrell Summers North of Bothwell into a labor housing facilities and suggested that Mr. Nelson present his proposal to the Commission. Mr. Beecher stated that there was no zoning in the area to prohibit labor housing, but he felt the Commission should be informed of his proposal. Dean Nelson said when the building is remodeled for housing, they would have approximately 5 or 6 fellows most of the time, with an increase during harvest season. He said he is in the program of raising potatoes and he has two new quansit buildings near the freeway. He would be working with the health department so adequate utililities would be furnished and approved by the health department. Devon Breitenbeker said as long as the proposal meets health and safety requirements, it looks like the building would be put to a better use than the old deserted milk barn. Also suggested by the Commission that any changes to the building would have to meet the County Building Codes and have sufficient parking. Following further discussion, Don Petersen made a motion that the proposal be approved and that Mr. Beecher keep them advised on the progress. The motion was seconded by Kent Newman and approved.

LEO WALKER SUBDIVISION WEST FOREST STREET

Denton Beecher reported that a Dr. Leo Walker from Salt Lake City, owns some property adjacent to the County land fill on West Forest Street. He said Mr. Walker owns a 40 acre plot of ground and wants to create 7 lots and make it available for horse pasture or non-residential lots. There would be 5 four acre lots and 2 ten acre lots. Mr. Beecher said there is irrigation water for the property, but not conducive to any residential usage. There is no zoning in the area to regulate development of the property, but the only usage would be for animal pasture because of the water content of the land during most of the year. A motion was made by Don Petersen that the sketch plan be approved as presented. The motion was seconded by Devon Breitenbeker and approved.

CABLE TV PROPOSAL

Denton Beecher reported for Commission information and comment that there is a company called American Televenture Inc. who wants to come into Box Elder County and install cable TV in the un-incorporated areas, from Plymouth to Willard. Mr. Beecher said the cost to residents would vary depending on the number of channels each wanted. There would be a base rate for the basic channels with additional charges for HBO and Disney Channel. Devon Breitenbeker informed the Commission that he served on a committee when Brigham City was considering cable TV and through his working with various companies, he has found that they all propose great things, but there are very few that performs. He said the Companies think it is great to get the franchise, but later find that it is not economical to install the necessary cable and equipment then fail to continue. Following a discussion, with some in favor and others questioning the value to the people, decided that this will be a matter for the County Commissioners.

Meeting adjourned at 8:15 p.m.