

**MINUTES
BOX ELDER PLANNING COMMISSION
JANUARY 15, 1998**

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 15, 1998.

The following members were present constituting a quorum

Richard Kimber	Chairman
Stan Reese	Member
David Tea	Member
Jon Thompson	Member
Royal Norman	Commissioner

ABSENT:

Louis Douglas	Member
Deanne Halling	Member

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF DECEMBER 18, 1997 FOR APPROVAL. A MOTION WAS MADE BY DAVID TEA TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY JON THOMPSON AND UNANIMOUSLY CARRIED.

REFERRAL FROM COUNTY COMMISSION ON ZONE CHANGE REQUEST

Chairman Kimber explained that the Planning Commission was previously presented with a request and in lieu of attempting to hold two public hearings, they briefly discussed the zone change and referred it to the County Commission with a recommendation that they hold a public hearing. The Planning Commission took the stand that they had no feelings either way. He further explained that the County Commission did hold a public hearing, and this item was referred back to the Planning Commission for further study and/or recommendation.

Chairman Kimber talked about directions the Planning Commission could go on this zone change: Could recommend to the County Commission that this is inappropriate because it is spot zoning; recommendation that this item be tabled for further study especially since the county has a new planner on board; County could address the issue and deny the zoning request.

County Surveyor Denton Beecher added the option that because this proposal also affects Weber County, Box Elder County could join with Weber County in a meeting so that there is a joint venture and both counties are going in the same direction and not conflicting each other. Mr. Beecher stated that all the people that were in attendance at the public hearing were opposed to the zoning change including residents from Weber County and Pleasant View. Mr. Beecher asked that a letter from Pleasant View City Mayor and Council be entered into the minutes as well as letters from Box Elder residents Carolyn and Omar Barrani. (See Attachments No. 2, 3, and 4)

Commissioner Norman stated that at the public hearing it was pretty much the opinion of those in attendance that they opposed the zone change. He did not hear anyone there that was for the change. He stated that approximately half of those in attendance were from Weber County.

Chairman Kimber recommended that with the results of the public hearing and since we have heard very little from Weber County, that before the Planning Commission takes any action a meeting be arranged with Weber County to discuss this issue.

Commissioner Norman said the access to Geneva's pit will be on Box Elder County's side.

County Surveyor Denton Beecher stated that this request does not meet the current general plan. He said the area along the highway has been designated for commercial businesses that are related to highway-type industries. He also brought out that Bona Vista Water Company plans on putting a reservoir on the hill to service future homes in the area.

Commissioner Norman said several people from Pleasant View who have built homes on the hill are concerned. The reason they built in the area was for the view and the mountain. The gravel pit would destroy the beauty.

Jon Thompson personally feels it is spot zoning for Box Elder County. He does not feel that it conforms with the general plan of the county. He said this is not a conditional use permit area like the Planning Commission has dealt with before with gravel pits. He reiterated this is a zone change and that would be the main consideration.

MOTION: A motion was made by Jon Thompson to table this issue for further study and consult with Weber County before a final decision is made. The motion was seconded by David Tea and unanimously carried.

Denton Beecher was asked to contact Weber County to get a meeting set up with them.

INTRODUCTION OF NEW COUNTY PLANNER

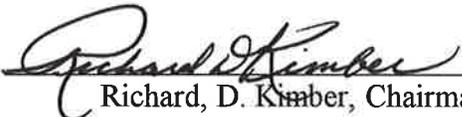
James Marwedel was introduced as the new Box Elder County Planner. He stated his purpose as a planner is to work directly with the Planning Commission, to be their advisor and follow their

direction. He said he is looking forward to getting to know each one better and working with them. Chairman Kimber welcomed him to Box Elder County.

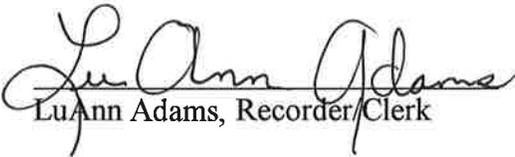
ADJOURNMENT

A motion was made by Jon Thompson to adjourn. The motion was seconded by Stan Reese and unanimously carried. The meeting adjourned at 7:30 p.m.

Passed and adopted in regular session this 19 day of February, 1998.


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 scheduled for January 15, 1998 at 7:00 P.M.
2. Notice given to the newspaper this 14 Day of January 1998
3. Approval of the minutes of December 18, 1997
4. Scheduled Delegations:
 - A. Referral from County Commission on zone change request.
 - B. Introduction of New County Planner.
 - C.
 - D.
 - E.
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business:
 - A.
 - B.

CAROLYN BARRANI
1756 EAST SUNNYSIDE AVENUE
SALT LAKE CITY, UTAH 84108

JANUARY 6, 1998

BRIGHAM CITY PLANNING COMMISSION
01 SOUTH MAIN STREET
BRIGHAM CITY, UTAH
84302

ATTENTION; DENTON BEECHER

Dear Sirs:

I am writing with reference to the hearing on December 30th concerning the proposed zoning change in South Willard in Box Elder County of the Orton Ranch. Although I attended that meeting, I will be unable to attend your meeting on January 15th, so I am submitting this letter.

I am a land-owner of an adjacent property and I am totally opposed to the changing of the zoning in this area to accommodate the Geneva Rock Company so that they may scar the entire area with a sand and gravel pit, thereby rendering all of our lands, which are now used for agriculture and residences, as well as for potential commercial uses, as useless.

I ask that the Committee kindly examine the impact of this proposal on the beauty of this south-gate to Box Elder County. Yes, the Geneva Rock concerns want easy access to the freeway, but so do those of us who want to see residential and general commercial development in the area. **When we received your notice, I was hoping that you were proposing placing a Wal-mart or something more beneficial in that area, which would generate more tax-revenues for Box Elder County.**

Please, there are other, less conspicuous places in the state which could serve Geneva Rock without negatively impacting surrounding communities and land-owners in such a noticeable area as this. Please do not be insensitive to the needs of the people who gathered on December 30th to express their opposition. I saw not one person in favor of this change, with the exception of those representing Geneva Rock.

Thanking you in advance for your kind attention, I remain...

Sincerely yours,



Carolyn Barrani

OMAR A. BARRANI
1756 EAST SUNNYSIDE AVENUE
SALT LAKE CITY, UTAH 84108

JANUARY 6, 1998

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01 SOUTH MAIN STREET
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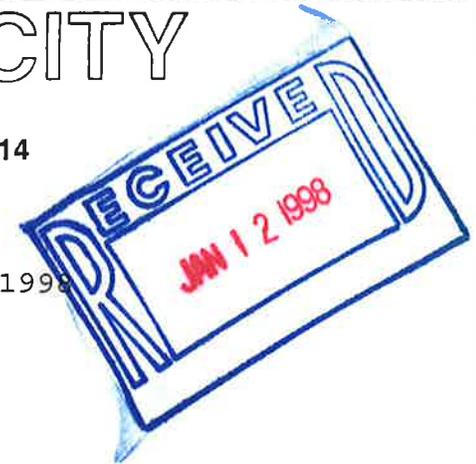
Omar A. Barrani



PLEASANT VIEW CITY

520 West Elberta Drive, Pleasant View, Utah 84414

6 January 1998



TO: Weber County Planning Commissioners

cc: Box Elder Planning Commissioners

Dear Sirs:

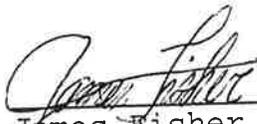
Pleasant View City appreciates the coordination and cooperation that you have provided in the past. Unfortunately, it has come to our attention that adjacent to our City a large gravel pit which straddles the County line between Box Elder and Weber has been proposed by Geneva Rock Product, Inc.. In past years this proposal most likely would have represented "urban development" and come to Pleasant View in the form of an annexation, but under today's State law, there is no such requirement. We believe that it would be more appropriate for Pleasant View to consider this request because, as a community, we will bear most of the impacts. These impacts are highly significant, to the point that we question the appropriateness of the proposal at that location. Our reasoning includes:

- * The County and City General Plans suggest very low density housing with an agriculture emphasis. This consistency in planning the area's future should not be treated lightly since it represents adopted public policy between County and City government.
- * The area is the north gateway into Weber County and the south one for Box Elder. No compelling reasons have been given to change the planning for this area and turn it into a visual nightmare. That nightmare would last into the indefinite future due to the acreage involved. Reclamation plans are difficult to enforce and not particularly effective in restoring the aesthetics of the area.

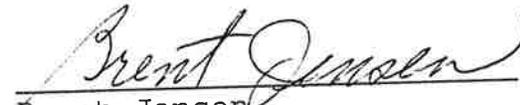
- * The impacts are severe. Dust, noise from their operations (machinery, blasting, large trucks), heavy traffic, safety (trucks coming off the hill), potential damage to natural water systems are all common issues associated with gravel pit operation. We are not acquainted with any community that finds a gravel pit in their backyard a valuable, compatible land use.
- * Adjacent property values will plummet.
- * Tax revenues are negligible and do not offset the negative impacts.

For the above reasons, we recommend that you, as the responsible political entity, deny their request. If you find any reasoning that supports their proposal then, we request that you send them to Pleasant View for annexation. Our community will bear the brunt of this proposal and should be allowed to direct the outcome.

Sincerely,



James Fisher
Mayor, Pleasant View City



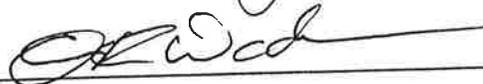
Brent Jensen
City Councilmember



Dave Iverson
City Councilmember



Alan McKay
City Councilmember



Dave Wade
City Councilmember