

PLANNING COMMISSION MEETING

January 19, 1984

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, January 19, 1984 at 7:00 p.m.

Members present: Jerry Wilde, Don Chase, Glen Nelson, Jay MacFarlane, Richard Kimber

Ex-officio: Denton Beecher

Minutes of the October 20, 1983 meeting, which were mailed to all members, were approved by a motion made by Jay MacFarlane, seconded by Glen Nelson, all voting approval.

JASPER SHAFFER MINOR SUBDIVISION

Mr. Craig Grover met with the Commission representing the subdivider. It was explained and shown to the Commission as a two lot minor subdivision located at 4970 West 14400 North. After discussion, a motion was made by Don Chase to approve said preliminary and authorize the chairman to sign said plat. Motion seconded by Jay MacFarlane, all voting in favor of it.

SOUTH WILLARD WATER COMPANY REQUEST

A letter addressed to Planning Commission was read by Mr. Beecher (copy attached marked No. 1). The Planning Commission appreciated the request and Don Chase moved to instruct the Building Official that, unless a proposed resident has an approved certificate from South Willard Water Co. or an approved application from the State Engineer for culinary water, that the permit be denied. Motion seconded by Richard Kimber, all voting in favor.

Also, a second letter was read (copy attached marked No.2) and in reference to Vickers Mobile Home hookups. It was moved by Don Chase that the Building Inspector be instructed to inspect this situation and if he is on another meter and not on an individual meter, that the permit be denied and that the owner has 30 days to relocate or to comply. Motion seconded by Richard Kimber, all voting in favor.

JAMES RIGDON MOBILE HOME IN COLLINSTON

Mr. Beecher presented a verbal request from the owner that was to be presented at November meeting but as the November and December meetings were cancelled, this was the first chance he had to present it. The request is to extend their conditional use permit for one year as they have not been able to build. It was moved by Glen Nelson that their conditional use permit be extended for one year which will be 31 May 1984 and that the Building Inspector be instructed to inform the owner. Also, that the permit will not be extended again. Motion was seconded by Don Chase, all voting in favor.

RAFT RIVER ELECTRIC COMPANY REQUEST

Mr. Beecher presented a letter and press release from Power Engineers Inc. This information was reviewed by the Commission. Richard Kimber indicated that this system is needed and will be of great worth to the valley. Mr. Kimber moved that the Commission approve this action and authorize the clerk to forward a letter to Power Engineers Inc. of our action. Motion seconded by Don Chase, all voting in favor.

SUMMER HILLS SUBDIVISION UNITS I & II & DRIVE

No one showed up to represent the subdivider on these issues. Mr. Beecher presented the three issues to the Commission. He also read to them S4-1(6) of the Subdivision Ordinance. This section read that 'if excavation has begun before the preliminary plat is approved, that it may be a cause for disapproval of the proposed subdivision'. Don Chase made the motion that all three items be denied because of said section and also lack of water certification and other items as indicated by Mr. Beecher on the plats. This was seconded by Glen Nelson, all voting in favor.

E.K. BAILEY STORAGE BUILDING - SOUTH WILLARD

Mr. Bailey presented a plot plan of his proposed project whereon is shown the locations of four buildings and their relation to one another.

Mr. Bailey asking for conditional approval for a building permit in a CH zone. Richard Kimber made the motion that this permit be approved when the following conditions were met and gave the Building Official authority to determine when they are met.

1. No access shall be allowed to the west onto SR 89 southbound.
2. That the west property line must be fenced.
3. Must obtain a permit for access to SR 89 from UDOT.
4. Building location such that all drainage will be on Bailey property.
5. Fence the north property line between the buildings.
6. Show how storm drainage can be met.
7. Surface of the property shall be untreated Base Course 1" max. or approved equal.

The motion was seconded by Don Chase, all voting in favor.

Meeting adjourned at 8:00 p.m.

Respectfully submitted by Denton Beecher

No 1

November 16, 1983

Planning Commission  
Box Elder County  
County Court House  
Brigham City, Utah 84302

Gentlemen:

We, the Board of Directors for the South Willard Water Company, request that no permits, temporary or permanent, be issued for any type of dwelling or business until a letter of approval for water has been obtained from this company.

Respectfully,

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

South Willard Water Company  
1016 W. 7800 S.  
Willard, Utah  
84340

No 2

November 17, 1983

Planning Commission  
Box Elder County  
County Court House  
Brigham City, Utah 84302

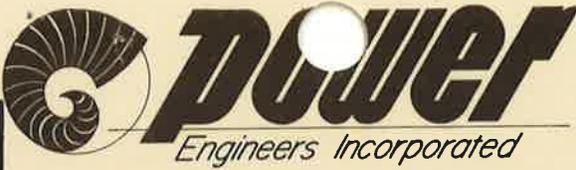
Gentlemen:

Please be advised that Mr. Ronnie Conger, who has been granted a temporary permit to put a trailer home on property in South Willard, cannot obtain a meter for water because he does not own property in this area.

This trailer is being placed on the property of Richard Vicars. If Mr. Vicars wishes to purchase a meter for this trailer he can do so, but it will be a permanent meter because the company does not issue temporary ones.

Respectfully,

  
\_\_\_\_\_  
President



RECEIVED BY

JAN 5 1984

December 30, 1983

BOX ELDER COUNTY

No 3

Box Elder Courthouse  
Brigham City, UT 84302

Attention: Planning Commission

Subject: 106319; Amendment to 1980, 1981 & 1982 Construction Work Plan -  
Borrower's Environmental Report (BER)

Dear Gentlemen:

This letter is to inform all agencies that Raft River Electric Cooperative, Inc. (RREC) has hereby made application for loan funds from the Rural Electrification Administration (REA) for construction funds for substation, distribution, and transmission power facilities in Elko County, Nevada and Box Elder County, Utah.

The planned facilities are needed to provide initial service to new consumers and to maintain adequate service to present consumers. A map is enclosed with this letter showing the locations of the proposed projects along with a brief description of the work associated with each project.

On behalf of Raft River Electric Cooperative of Malta, Idaho, POWER Engineers, Inc. has developed an Amendment to the 1980, 1981 & 1982 Construction Work Plan. In order that the environmental and socio-economic impacts incident to proposed construction activities are adequately addressed, we are also compiling a Borrower's Environmental Report (BER). We are soliciting advice and comments from agencies which have jurisdiction over the lands involved or whose policies might affect the proposed line, substation, and distribution projects.

Subsequently, an Environmental Assessment (EA) is being developed by POWER Engineers for the entire 85 miles of line from Grouse Creek to Wendover. Raft River's BER is concerned only with the 35 mile portion of line from Grouse Creek to Border Area.

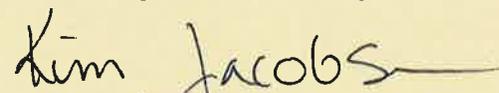
Box Elder Courthouse  
December 30, 1983  
Page Two

We are requesting submission of comments regarding the proposed projects, as outlined in the RREC - Amendment to 1980, 1981 & 1982 Construction Work Plan BER, within thirty (30) days.

If you have any questions or concerns about the proposed projects, please contact Frank Rowland or myself.

Sincerely,

POWER Engineers, Incorporated

  
Kim Jacobsen

KJ:kb2100P  
enc:as noted  
cc: Golden Gardiner (RREC) w/enc.  
Boyd Booth (RREC) w/enc.  
Bud Tracy (RREC) w/enc.  
Frank Rowland (PEI) w/o enc.  
Reese Barlow (PEI) w/enc.  
John McGrew (PEI) w/enc.  
Pete Van Der Meulen (PEI) w/enc.  
File w/enc.

RAFT RIVER ELECTRIC COOPERATIVE

PRESS RELEASE

Raft River Electric Cooperative (RREC), with business offices in Malta, Idaho hereby announces that it is making application for a loan of approximately \$2,405,000 from the Rural Electrification Administration. This loan will provide construction funds for substation, distribution, and transmission power facilities.

The Cooperative is proposing to construct 35 miles of 138kV power transmission line, 7.5 miles of distribution line, two new substations, as well as upgrade 16 miles of distribution line.

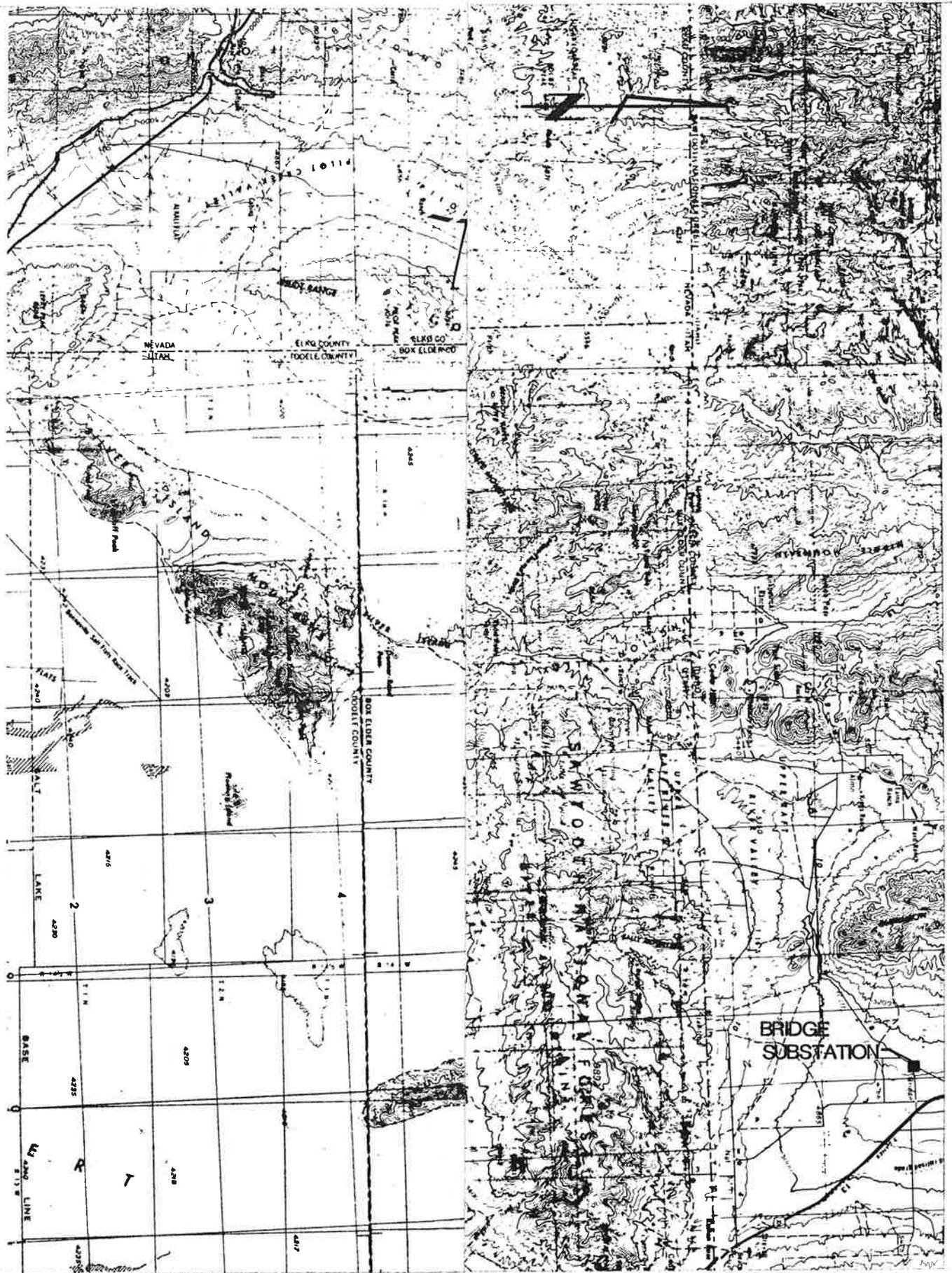
The proposed 35 miles of transmission line construction would occur between Grouse Creek Substation, northeast of the Community of Grouse Creek, Box Elder County, Utah, and the Border Substation in Elko County, Nevada. The proposed line route extends primarily north-south along the east side of Grouse Creek Valley into the upper end of Tecoma Valley.

The proposed construction of 7.5 miles of new distribution tie lines consists of two segments. To provide for improved system reliability, capacity, and sectionalizing the Border Substation - South Feeder Tie Line; and the Grouse Creek Substation - South Feeder Tie Line should be constructed. The construction of 6.0 miles of tie line from the Border Substation to the South Feeder would allow the present distribution to be utilized as the tie line for the North, Gamble Ranch Feeder. The construction of the tie line from the Grouse Creek Substation to the South Feeder of approximately 1.5 miles will allow the present distribution line to be used as the tie line for the North, Etna Feeder.

The proposed three-phase upgrade of the existing power lines would provide for the anticipated growth and requests for three-phase power in the Pilot Valley by adding crossarms, two conductors, insulators, and normal appurtenances. This three-phasing will extend from Montello to the end of the Pilot Valley Line. These improvements will both relieve the low voltage conditions and serve the irrigation, residential, and commercial consumers.

Other planned construction and system improvements proposed by Raft River Electric Cooperative include two new substations and a breaker bay. The new Grouse Creek Substation will be constructed as a 138-24.9/14.4kV, 7.50/9.375 MVA, four feeders (three active - one future) serving the load center in the immediate area south of the Community of Grouse Creek. The Border Area Substation and breaker bay will be constructed as a 138-24.9/14.4kV, 7.50/9.375 MVA, four feeder (three active - one future). The Border Substation, located northeast of Montello near the Nevada - Utah border with distribution configuration, will be able to serve the anticipated loads in this area. Both substations will occupy one to two acres. For system reliability and protection, a 138kV breaker bay shall be installed at the Bridge Substation. The breaker bay shall be financed by BPA.

The planned facilities are needed to provide initial service to new consumers and to maintain adequate service to present consumers.





CIRCA 1890's

# Box Elder County,

STATE OF UTAH

COUNTY COMMISSIONERS

DON E. CHASE  
GLEN R. CURTIS  
JAMES J. WHITE

BRIGHAM CITY, UTAH 84302

### OFFICERS

GLEN S. FIFE, COUNTY TREASURER  
JAY R. HIRSCHI, COUNTY CLERK  
ROBERT E. LIMB, COUNTY SHERIFF  
MARIE G. KORTH, COUNTY RECORDER  
JON J. BUNDERSON, COUNTY ATTORNEY  
VON R. CURTIS, COUNTY ASSESSOR  
DENTON BEECHER, COUNTY SURVEYOR  
DORIS L. OLSEN, COUNTY AUDITOR



CIRCA 1980's

January 20, 1984

Power Engineers Inc.  
P.O. Box 1066  
Hailey, Idaho 83333

Re: Raft River Electric Co.  
Request

To Whom It May Concern:

Your application request was presented to the Box Elder County Planning Commission at its regular meeting on January 19, 1984 whereon a motion was passed approving this project and showing that it does not adversely impact Box Elder County.

We trust this will provide you with the notice needed.

Respectfully,

Denton H. Beecher  
County Surveyor

DHB:j