MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
JANUARY 20, 2000, COUNTY COURTHOUSE
BRIGHAM CITY, UTAH

Attendance:

Jon Thompson	Vice-Chairman
Royal Norman	County Commissioner
Stan Reese	Member
David Tea	Member
Denton Beecher	County Surveyor/Interim Planner
Malinda Hansen	Planning Office Secretary
Richard Kimber	Chairman
Deanne Halling	Member
Theron Eberhard	Member

1. The meeting was called to order at 7:00 p.m. by Chairman Kimber. Chairman Kimber requested that changes be made to include Mr. & Ms. Instead of first names throughout the minutes, also to change the wording from quick claim to quit claim deed. Commissioner Tea made a motion to approve the minutes with corrections from the December 16, 1999, meeting. Commissioner Reese seconded the motion. The motion passed unanimously.

II SUBDIVISIONS FOR APPROVAL

a. South Farm Minor, Amendment, at or about 9955 N. 10800 W.

Mr. Beecher presented the South Farm Minor Subdivision Amendment, the final was approved some time ago by the Planning Commission. The subdivision is located in the Thatcher area. Mr. Combe came forward representing his father who currently owns the land. Their desires are to adjust the property lines in an amendment, increasing one lot from 5 acres to 8 acres, thus allowing this lot to qualify for the greenbelt. Mr. Beecher stated that this does not affect the well clearance or health department approval which was originally acquired. Qualifications for greenbelt property requires a minimum of 5 ½ acres. Mr. Combe stated that he has a March 2000 deadline to apply for greenbelt. Vice-Chairman Thompson made a motion to recommend the Commission to approve this amendment authorizing the Chairman to sign. Commissioner Tea seconded the motion. The motion was passed unanimously

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b. Roger Whipple, Concept Plan, at or about 8000 S. Hwy 89, 5 lot

Mr. Beecher presented the Roger Whipple subdivision located in South Willard. He stated that a 25' width of road represented on the proposed concept plan is currently owned by Jack B. Parsons Company. If Jack B. Parsons Company is to remain on the plat, Ms. Peck must obtain an Owners signature from the Company . Ms. Peck stated that the subdivisions intentions were to propose to

utilize the 25' of road owned by Jack B. Parsons and adding another 8' for a total of a 33' in width road. Mr. Beecher explained that the County Ordinance states that the County will not accept a half width street as a dedicated public road, unless the Planning Commission approves. However, the Planning Commission may allow a private street that is 33' in width, governed by a Homeowner's Association if they so desired. Commissioner Eberhard asked Mr. Beecher if the Commission should require the subdivider to asphalt the private road. Mr. Beecher said he would suggest that they do. If the Planning Commission does not require the subdivider to pave the road future homeowners will most likely be in later asking the County to do so, due to dust. Vice-Chairman Thompson was concerned about drainage from the subdivision onto Hwy 89. Mr. Beecher stated that a catch basin would have to be provided for, in the preliminary and final plans. Commissioner Norman asked if Willard Flood Control would need to be consulted. Mr. Beecher stated that Willard Flood Control becomes involved in the preliminary and final stages. Mr. Norman asked if lot 2 would have UDOT access to Hwy 89. Mr. Beecher said that before a final plan is approved the subdivider must have a letter from UDOT stating their approval. South Willard would be the Primary Culinary Water Source. Chairman Kimber stated that if the commission proceeds with the approval of this concept plan it will be strict about the asphalting of the road if it remains private. Vice-Chairman Thompson made a motion to approve the concept for the Whipple Subdivision, requiring the private road to be asphalted. Commissioner Eberhard seconded the motion. The motion was passed unanimously.

III OTHER CONSIDERATIONS FOR APPROVAL

First Equity - Conditional Use Permit, Gravel Pit-Willard

Mr. Beecher stated that since last Planning Commission some revisions and cross sections have been created by First Equity's Engineers. Mr. Beecher reviewed with the Commissioners different aspects of the plat and various cross sections. After review Commissioner Norman made a motion to give conditional approval of the final conditional use permit, contingent upon;

1. All disturbed land to be graded to a 4:1 slope if possible;

2. The existing old haul road be left and graded to become a water way, draining to the southwest. Proof that the drainage onto the property to the south is permissible, be submitted;

3. The grading to begin at the north property line and proceed south in a phase operation with re-seeding to be accomplished as a section is reshaped. Planting procedure to be submitted for approval;

4. The soil must be of such a grade or quality to produce plant life;

5. Provide an adequate surety bond to cover each phase of re-shaping; and

6. All work to be completed within a 3 year period

Commissioner Reese seconded the motion. The motion was passed unanimously.

IV ITEMS FOR DISCUSSION

Discuss Changing Land Use and Development Code

Mr. Beecher presented a copy to each of the Commissioners of the Land Use Management and Development Code that has recently been integrated onto the County Network System and on disk, including the amendments that have been approved in the past by both the Planning and County Commissions. Mr. Beecher reviewed Chapter 7 and other various proposed changes. He stated that some of the typographical errors had been corrected and renumbering of certain chapters were necessary. Chairman Kimber asked those who so desired, to take the amended Code home and review it for input or correction at the February Planning Commission meeting.

Commissioner Reese made a motion to adjourn the meeting at 9:00.

Passed and adopted in regular session this 2nd day of February 2000.

Richard Kimber

Richard Kimber
Box Elder County Planning Commission Chairman