

PLANNING COMMISSION MEETING

February 18, 1988

Meeting of the Box Elder County Planning Commission held February 18, 1988 at 7:00 p.m. in the County Commission Chambers. Present were:

Mr. Don Christensen

Mr. Jon Thompson

Mr. Steve Grover

Surveyor Denton Beecher, ex-officio member

Clerk Allen Jensen, ex-officio member

Sufficient number of members were not present to rule on past minutes or scheduled agenda items. Mr. Jon Thompson acted in the absence of Chariman Richard Kimber, agenda items were reviewed and discussed by those present. Decisions made by those present and will be discussed with the other members of the commission for a formal ruling.

Agenda for the meeting is included as attachment number 1.

BYWATER ZONE CHANGE REQUEST (Re: Minutes, January 21, 1988). Bywater Brothers' request for a conditional use permit was denied after being reviewed and studied by the Planning Commission. This denial resulted in their request for a zone change and will be considered by the commission.

BUNDERSON ZONE CHANGE REQUEST (Re: minute, January 21, 1988). Again, no action was taken. Those members in attendance were receptive to the request however, commission members must be contacted for a formal ruling.

BEN LINDSAY ZONE REQUEST. Mr. Ben Lindsay met with the commission to request a zone change to his property adjacent to the city limits in Mantua. The property is now zoned MU-160. He desires a zone change to allow the property to be sold in five acre parcels (RR-5). He further stated that he has a

well drilling permit for seven tenths of a second foot of water which would be ample water for this project. Those members in attendance were again receptive to the zone change and it will be discussed with the other members for a formal ruling. Approval of this change and the Bunderson zone change will require the county commissioners to hold a public hearing.

LOYAL WESTMORELAND ZONE CHANGE REQUEST: Mr. Loyal Westmoreland presented a request for a zone change for his property west of Tremonton, Ut., referred to as "Point Lookout". This request is for a change from RR-5 to commercial highway zone. He explained the property is not suitable for agriculture use and he would like the zone change to allow some type of business suitable to a highway location. This will also require a public hearing if favorable ruling by the Planning Commission.

DARRELL NIELSEN, PRESENTATION AND COMMENTS ON GRAVEL PIT REQUEST: Mr. Darrell Nielsen appeared before the commission to discuss subjects relative to his submittal of a conditional use request to operate a gravel pit.

Mr. Beecher distributed copies of correspondence that he has acquired concerning the request including written comments by Mr. Nielsen directed to those conditions documented by the Planning Commission at previous meetings. He noted the "last sentence in paragraph 9 should be changed to read, "there will not be excavation that will damage adjacent properties".

Those members attending agreed and concluded that a special meeting should be called to discuss the twenty conditions identified by the commission. Mr. Beecher also stated, exhibit K and M are not included in the correspondence package. He also provided correspondence from the Box Elder County Willard City Flood District(Attachment No. 2) stating their requirements in order for them to make an adequate review.

Mr. Beecher will notify the Planning Commission members of the special meeting to be held at the earliest time consistent with governing laws.

WILLARD CITY REPRESENTATION: Mr Jack Molgard, representing Willard City, discussed with those present, Willard City's concern that several conditions have not been met. He requested all parties to this issue be in attendance before more time is expended on discussions when no action can be taken because of the absence of commission members.

REVIEW OF COUNTY SURPLUS LANDS: Mr. Beecher discussed the sale of surplus land in the Promontory and Park Valley areas. The County Commission has been requested to sell two parcels of county owned land, obtained for a right-of-way in th Promontory area and one twenty acre parcel in the Park Valley area, acquired through a tax sale. Those Planning Commission members present had no objection to the sale. The decision of the planning commission will be presented to the County Commissioner on February 23, 1988.

Meeting adjourned at 8:45 p.m.

AGENDA

BOX ELDER COUNTY PLANNING COMMISSION

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

- I. Public agenda for Box Elder County Planning Commission
Meeting scheduled for February 18, 1988 at 7:00 p.m.
- II. Notice given to newspaper this 17th day of February, 1988.
- III. Approval of minutes of January 21, 1988
- IV. **Scheduled Delegations:**
 - 1. Bywater Zone Change Request
 - 2. Bunderson Zone Change Request
 - 3. Ben Lindsay Zone Change Request
 - 4. Loyal Westmoreland Zone Change Request
 - 5. Darrell Nielsen presentation and comments on gravel pit request
 - 6. Willard City representation
 - 7. Review of County surplus lands
 - 8.
 - 9.
 - 10.

V. Old Business:

- 1.
- 2.
- 3.
- 4.
- 5.

**BOX ELDER COUNTY
PLANNING COMMISSION**

By:



Denton H. Beecher
Ex-Officio Member

The Box Elder County Planning Commission adopted a list of 20 conditions for the approval of Application No. 38 for a gravel pit for Mr. Darrell Nielsen. Three of these conditions, No. 7, No. 10 and No. 11, require action by the Box Elder County-Willard City Flood District.

In order for the Flood District to make an adequate review, we will require the following:

- (1) The Reclamation Plan required by Condition 3.
- (2) The Excavation Plan required by Condition 4.
- (3) The plan for protection of property required by Condition 9.
- (4) The comments from government agencies required by Condition 12.
- (5) The cost estimates required by Condition 14 along with the proposed escrow agreement.

We would request that the above information be submitted to the Flood District in a single package by the Planning Commission. The Planning Commission should indicate that they have reviewed the applicants submission and that it is acceptable to the planning commission.

Until the Flood District has received the information on the project and had a reasonable time to review the information, no action can be taken on the project.

Although the Flood District has in the past reviewed preliminary plans and made comments on these preliminary plans to the planning commission, these comments should not be considered as Flood District approval of the project. The previous comments are not the Flood Districts response as required by Condition 7 imposed by the Planning Commission.

Action on Condition 7, 10 and 11 by the Flood District can only be made after a review of the complete, final and detailed plans for the project.

Wayne H. Bruggen
Rod Mund
Ved Fairbank
Don L. Christensen
A. Jack Gordon

RECEIVED
BOX ELDER COUNTY
SURVEYOR

FEB 16 1988

Filed
Brigham City, Utah

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