MINUTES
BOX ELDER PLANNING COMMISSION
FEBRUARY 19, 1998

The Board of Planning Commissioners of Box Elder County met in regular session in the Commission Chamber of Box Elder County Courthouse, 01 South Main in Brigham City, Utah at 7:00 p.m. on February 19, 1998.

The following members were present constituting a quorum

Richard Kimber	Chairman
Stan Reese	Member
Jon Thompson	Member
Deanne Halling	Member
Royal Norman	Commissioner
Jim Marwedel	Planner
LuAnn Adams	Recorder/Clerk

ABSENT:

Louis Douglas	Member
David Tea	Member

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF JANUARY 15, 1998 FOR APPROVAL. A MOTION WAS MADE BY JON THOMPSON TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY STAN REESE AND UNANIMOUSLY CARRIED.

ZONE CHANGE REQUEST REFERRED FROM COMMISSION - REQUEST FROM GENEVA ROCK

Chairman Kimber explained that the zone change in South Willard, requested by Geneva Rock, was referred from the County Commissioners back to the Planning Commission. He explained attempts have been made to get meetings set up with Weber County with little success.

County Planner Jim Marwedel presented information and a synopsis of concerns with the proposed gravel pit. He stated that most of the information on the concerns came from citizens and the synopsis reflects their concerns.

(1) Visual (2) Safety (3) Noise - required conditional use permit would limit operation into hours of 7:00 a.m. and 5:30 p.m., but we have no ordinances to control daytime noise nor the operation of jake brakes.(4) Increase in traffic (5) Spot Zoning (6) Conformance to current general plan is debatable

Chairman Kimber showed the Commissioners a stack of letters he has received. The letters all expressed concerns for the zone change. There were many property owners attending the last planning commission meeting, and they were also opposed to the zone change. He personally feels this is spot zoning.

MOTION: A motion was made by Jon Thompson that the Planning Commission recommend to the County Commissioners the zone change be denied on the grounds of public opposition and spot zoning. The motion was seconded by Stan Reese and unanimously carried.

ZONE CHANGE REQUEST - SECTION 5 T11N, R2W

County Planner Jim Marwedel explained that the proposed zone change request is for 24 acres on Hwy 102 north of Deweyville. The property is owned by Jay L. Gardner. He is requesting a zone change from an A-20 to a RR-1 for one acre rural residential. Mr. Marwedel gave a little history on the zoning in the area. He said when the area was zoned, the hilly area would make good residential and the A-20 area was flat land which would be good for farming.

The Planning Commission recommended that Mr. Gardner talk to Deweyville about annexing the property into Deweyville.

AGRICULTURE PROTECTION PETITION

Chairman Kimber said the County has received an Agriculture Protection Proposal for property described as being owned by Richard and Alma Eakle. Chairman Kimber said it meets the requirements.

MOTION: A motion was made by Jon Thompson to recommend to the County Commissioners that they proceed with the process to create an Agriculture Protection Area for the Alma and Richard Eakle property. The motion was seconded by Deanne Halling and unanimously carried.

(See Attachment No. 2 for letter to the County Commissioners)

PETITION TO VACATE AN ALLEY IN RIVERSIDE

County Planner Jim Marwedel explained that the existing alley in Riverside is an area being farmed, and the alley is in the middle of a field owned by Clarence and Norma Forsberg.

MOTION: A motion was made by Stan Reese to recommend to the County Commission that they proceed with the vacation process for the Alley in Riverside. The motion was seconded by Jon Thompson and unanimously carried.

BEAR WEST - PRESENT DRAFT OF GENERAL PLAN - RULON DUTSON

Rulon Dutson gave the Planning Commission a brief overview of Box Elder County's General Plan Draft.

ADJOURNMENT

A motion was made by Jon Thompson. The motion was seconded by Stan Reese, and the meeting adjourned at 8:47 p.m.

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

Richard D. Kimber, Chairman

ATTEST:

LuAnn Adams
Recorder/Clerk

COUNTY RECORDER-CLERK
STATE
SEAL
OF UTAH
BOX ELDER COUNTY

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 February 19, 1998 at 7:00 P.M.

2. Notice given to the newspaper this 18 Day of February

3. Approval of the minutes of January 15, 1998

4. Scheduled Delegations:

   A. Zone change request referred from Commission. Request from Geneva Rock.

   B. Bear West -Rulon Duncan- Present draft of general plan.

   C. Zone change request - Section 5 T11N,R2W.

   D. Agriculture Protection Petition.

   E. Petition to vacate an alley in Riverside.

   F.

   G.

   H.

   I.

   J.

5. Old Business:

   A.

   B.

COUNTY COMMISSIONERS
R. LEE ALLEN
JAY HARDY
ROYAL K. NORMAN

BOX ELDER COUNTY
STATE OF UTAH

OFFICERS
CARLLA, J. SECRIST, COUNTY AUDITOR
LUANN ADAMS, COUNTY RECORDER-CLERK
LEON JENSEN, COUNTY SHERIFF
JON J. BUNDERSON, COUNTY ATTORNEY
MONTE R. MUNNS, COUNTY ASSESSOR-TREASURER
DENTON BEECHER, COUNTY SURVEYOR
KEVIN R. CHRISTENSEN, COUNTY JUDGE

February 17, 1998

Box Elder County Commission
Royal Norman Chairman

After a review by the Box Elder County Planning Commission, we hereby find that the following conditions exist as per 17-41-305 of the Utah Code for the Richard A. Eakle Petition:

1. The land petitioned for Agriculture Protection is being used for agriculture production except for the areas where homes exist.

2. The land is not zoned at the present time, therefore, no agriculture protection through zoning exists.

3. The land is viable for agriculture production except where homes are located.

4. We are not aware of any proposed farm improvements.

5. The anticipated trends in agricultural and technological conditions would be for better usage of the lands to produce a higher crop yield, thus enhancing the milk production of this farm.

Therefore, as a Planning Commission we hereby feel that because this property is owned by one owner and meets the requirements as set forth in Section 17-41-301, Part 3 of the Utah Code, we hereby recommend to the County Commission that they proceed with the process to create an agriculture protection area for the property described as being owned by Richard A. Eakle (in Section 8,T11N,R3W,SLB&M) See attached maps.

Date February 19, 1998

Richard D Kimber

Box Elder County Planning Commission
by Richard Kimber Chairman

01 SOUTH MAIN BRIGHAM CITY, UTAH 84302

ATT NO 2