

PLANNING COMMISSION MEETING

February 21, 1985

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, February 21, 1985, at 7:00 p.m.

Members present were: Jon Thompson, Don Petersen, Richard Kimber, Don Chase.

Ex-officio: Denton Beecher and Jay Hirschi

Excused: DeVon Breitenbeker, Kent Newman, Thomas Mower

Chairman Richard Kimber conducting and called the meeting to order. He asked for a motion to approve the minutes of January 17, 1985. Motion was made by Don Chase that the minutes of January be approved. Motion was seconded by Jon Thompson, with voting unanimous.

VON CURTIS - SKETCH PLAN FOR PLANNED UNIT DEVELOPMENT

Mr. and Mrs. Von Curtis and Mike Timothy met with the Commission to get approval of his sketch plan of Cedar Springs Planned Unit Development No. II. (Copy 1). Mr. Curtis said his plan shows lots of less than the 5 acres as required by the Zoning Ordinance, but he said most if not all the homes in the area are on less than 5 acre lots, and would not impose a problem in the area. Denton Beecher reported that no building permit has been issued to anyone to build a house on less than a 5 acre lot, and all those with less than the prescribed acreage, were there prior to the zoning ordinance. Beecher further explained that he suggested a planned unit development if Mr. Curtis intended to divide the property into smaller lots. Then if the Planning Commission would agree to the development, a hearing would have to be held because it would require a zone change. Beecher also mentioned that lots 3 and 4 as shown on the sketch plan was originally one lot and was sold to Mike Timothy before the zoning went into effect and a house could be built on the lot even though less than 5 acres, but if the intention now is to make the one lot into two lots, this would be in violation of the zoning ordinance and no building permit could be issued under the circumstances. Mr. Curtis reported that the Board of Adjustments approved the dividing of the property into less than 5 acre lots and was authorized to divide the 8 plus acres (which later turned out to be less than 8 acres) into two equal parts of 4 plus acres.

Mr. Curtis now wants to divide the acreage into two lots - one of 4 acres and which has been sold to Mr. Huot, and one of 2.43 acres, where his house is presently located. Following further discussion, Don Chase stated that Mr. Curtis has two options.

1. To proceed with planned unit development which would require that a hearing be held, or
2. Meet before the Board of Adjustments to amend their previous decision, since the total acreage was less than presented, and get approval to divide the 2 lots equally which would be approximately 3.5 acres each instead of the 4 plus acres each.

Mr. Curtis decided to go before the Board of Adjustments.

RICHARD PORTRIDGE - CONDITIONAL USE PERMIT

Denton Beecher reported that Mr. Portridge submitted an application for a conditional use permit for a home occupation to create a mail order and aircraft brokerage business office. He said Mr. Portridge lives in the old Harper Ward church and the traffic would be minimal because most of his business would be done by telephone and through correspondence. Mr. Beecher said home occupation is allowed if there is not excessive traffic. Richard Kimber said that if he complies with the ordinance, the Commission has no choice but to grant his request. Approved by the Commission to allow Mr. Portridge to have his home occupation and not issue a permit unless he expands and it becomes prohibitive and in violation of the ordinance, then at that time require Mr. Portridge to submit a request for a conditional use permit.

TABBS MINOR SUBDIVISION FINAL APPROVAL

Denton Beecher reported that the Tabbs Minor Subdivision, located in Collinston, which was brought before the Planning Commission in August 1984, and again in November 1984, has the Health Department approval, also approval from the Highway Department and power from Utah Power & Light. He also has water pressure and storage, and is now ready for final approval. Don Chase made a motion that the plat be approved and authorize Chairman Richard Kimber to sign. Motion was seconded by Jon Thompson and approved. The plat will be submitted to the County Commissioners for their approval at their next meeting.

Members of the Planning Commission recognized and welcomed Don Petersen as a new member to the Board.

Meeting adjourned at 8:15 p.m.

Box Elder County Planning Commission

Gentlemen:

Transmitted herewith, are copies of the sketch plan of Cedar Springs Planned Unit Development II, located in Harper Ward.

The property is currently zoned RR-5 and fronts U.S. Highway 69 on the West, 4575 North on the South and 1100 West on the East.

Lots 1 & 2 will get their water from an existing approved well located on the Southeast Corner of Lot 2, owned by Von Curtis, and Lots 3 & 4 will be served from a separate well owned by Michael Timothy which will have to go thru some well development before it is approved for culinary use. All four lots will have shares in irrigation waters currently available to the property being subdivided.

We will be using the same septic tank and absorption field design that was approved for Cedar Hills Planned Unit Development I. The septic tanks and absorption fields will be located so that they are a minimum of 100' from any existing well or spring.

The area already has electrical service.

We ask that we be put on the agenda for the next Planning Commission Meeting, February 19, 1985.

Respectfully,



Von Curtis

GH/VC/lbd

