

**MINUTES
BOX ELDER PLANNING COMMISSION
MARCH 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 March 19, 1998.

The following members were present constituting a quorum

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| Richard Kimber | Chairman |
| Jon Thompson | Member |
| Royal K. Norman | Commissioner |
| David Tea | Member |
| Jim Marwedel | Planner |

ABSENT:

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| Louis Douglas | Member |
| Deanne Halling | Member |
| Stan Reese | Member |
| LuAnn Adams | Recorder/Clerk |
| Denton Beecher | Surveyor |

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF FEBRUARY 19, 1998 FOR APPROVAL. A MOTION WAS MADE BY ROYAL NORMAN TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY JON THOMPSON AND UNANIMOUSLY CARRIED.

SCHEDULED DELEGATIONS

DISCUSSION: LAND USE ELEMENT OF GENERAL PLAN - RULON DUTSON

Rulon Dutson of Bear West Consulting came to the Commission table. He has been responsible for the planning process to produce the new update of the comprehensive General Plan. The Planning Commission members, County Planner Jim Marwedel, Economic Development Director Len Wooley, Michael Crane from the Governor's Office of Planning and Budget and Rulon Dutson discussed the Land Use Element of the draft General Plan. They discussed the following points (reference to page number and line number is in parentheses):

1. Mr. Kimber asked if there would be additions to make it more detailed and specific, as it presently is quite nebulous. Rulon commented that the General Plan should provide direction so that later specific ordinances can be adopted to bring the county in the direction indicated in the plan. Michael Crane of GOPB remarked that it is important for the Planning Commission to be comfortable with the wording and direction indicated in the document.
2. There was a question over format. Rulon mentioned that we could rework it to look like the

previous plan. Mr. Kimber said that was not necessary, just that we may need to refer to data or what ought to be done.

3. Mr. Kimber remarked that the wording "the County feels" ought to be "recognizes" or something else.
4. Mr. Kimber asked that "community interests" (page 2, line 11) be changed to "public interests" as that would be more accurate
5. After discussion the Planning Commission decided to change "It is the County's interest" on page 2, line 25 to "It is *in* the County's interest"
6. David Tea asked about the "we will" statements and wondered what the time line is for when the County "will" do these things.
7. Question over Citizen Advisory Committee? Many items have fallen to the Planning Commission to address like Sensitive Lands Ordinance, Agricultural Lands Preservation, etc. This additional committee could help with the study of these issues. The question has been raised if this unnecessarily adds an additional layer of government. Mr. Kimber felt that the wording "it has been proposed" is good and it leaves it as a suggestion. Also, the Planning Commission felt that previous advisory committees organized, like for Access Management and Wetlands Management, had been very useful and could accomplish what they did not have the time or expertise to accomplish.
8. Several members had concern with the word "must" (page 3, line 20) and felt there should be more permissive language (using the word "should", for example). Some members wondered if the Planning Commission can say what is marginally producing.
9. There was a discussion over "quality development standards" as referenced on page 3, line 5-6. The Planning Commission decided to rewrite the sentence to integrate wording about being compatible with the surrounding environment and that the standards *could* include standards relative to "location, siting, materials, height and colors".
10. A member asked why the editorial about businesses struggling to comply (page 3, line 27)? Answer from Rulon: To justify having clusters of commercial development.
11. Discussion over 1992 General Plan recommendations regarding Commercial Land Uses. It was decided to add these elements into the current 1998 section on Commercial Land Uses.
12. Discussion over preserving agriculture.
13. Discussion about need of small municipalities to have sewer systems and expanded water systems.
14. There was a question over what a "General Permit" is (page 7, line 6).
15. There was a question about whether there a group or agency that will identify and give suggestions on preserving historical and cultural resources (page 7, line 39). Len Wooley remarked that a non-profit has been organized to address such issues.
16. Jon Thompson remarked he was more concerned with how the goals in the plan would be accomplished than with the actual goals in the plan. He was concerned about the actual goals and direction in the plan only insomuch as they could be implemented through means that he, the other Planning Commissioners, and County residents could be comfortable with. He will have more to say when the county get to the "how-to" stage of implementing the General Plan.
17. The question was posed of whether a time-line or a priority list could be composed of what should be addressed in the plan, when and in what order? Mr. Kimber felt that immediately after adoption that the Planning Commission direct the County Planner on what should be addressed in what order.
18. Jon Thompson asked what is driving Economic Development to get this plan done? Len said that we have many resources like rail, airport, freeway that are prime for development.

However, we do not have a plan to direct or encourage the location for development where we will not destroy our quality of life we enjoy in Box Elder County. Royal said that it appears that Len is saying that we will have growth in our county whether we like it or not, and it is better for us to be prepared for that growth when it comes.

19. Jon had a question for Michael Crane regarding state mandates that the county must fulfill. One of the mandates is that Box Elder County must complete a Housing Plan by December 31, 1998.
20. The 1992 plan had explicit language about extraction and gravel pit land uses. Rulon asked the Planning Commission if they wanted to continue such language? It was decided to have some explicit reference but not the exact same language.

Royal Norman brought up that implementation money may be available if the plan is adopted soon. He asked if we could possibly hold additional meetings to get through review quicker.

MOTION: Jon Thompson moved that the Planning meet in a special work session on April 2 at 7 p.m. to review the remainder of the plan (excepting the appendix). The motion was seconded by Royal Norman and unanimously carried.

Jim was asked to provide notice to members about the meeting.

RECEIPT OF "UTAH AFFORDABLE HOUSING MANUAL"

Jim Marwedel explained to the Commission that the Department of Community and Economic Development has sent two copies of the "Utah Affordable Housing Manual" to the county. One copy is for the County Commission and one for the Planning Commission. He said that the Department of Community and Economic Development has requested that all Planning Commission members be notified of the receipt of this document and that it is available for all to peruse. The manual is designed to help the county understand what affordable housing is and how to develop a plan to manage it. Mr. Marwedel said that HB 295 requires that every county and municipality adopt a plan for moderate income housing. The plan must include, at a minimum:

- 1) an estimate of the existing supply of moderate income housing located within the county
- 2) an estimate of the need for moderate income housing in the county for the next five years (and this must be revised annually)
- 3) a survey of total residential zoning
- 4) an evaluation of how existing zoning densities affect opportunities for moderate income housing
- 5) a description of a program that will encourage an adequate supply of moderate income housing (moderate income housing is housing for households whose incomes are no more than 80% of the county median gross income)

Mr. Marwedel said that he will keep the manual in his office and that he encourages Planning Commission members to take the opportunity to look at it. He provided the members with copies of several pages of the manual to give them an idea of what the manual contains.

REPORT ON WETLANDS PLANNING PROCESS

Mr. Marwedel informed the Planning Commission that SWCA, the consultant hired to complete the Box Elder County/Great Salt Lake Ecosystem Wetlands Management Plan, met with the Wetlands Steering Committee on March 3, 1998. Mark Raming of SWCA reviewed their project approach and gathered information from the Steering Committee members at that meeting. Mr. Marwedel provided Commission members a copy of the project deliverables and a flow chart of SWCA's project approach.

INFORMATION ON CITIZEN PLANNER SEMINAR

Mr. Marwedel presented information regarding a "Citizen Planner Seminar" to be put on by the University of Utah Center for Public Policy and Administration on June 4 and 5 in North Salt Lake.

MINOR SUBDIVISION

This item was eliminated from the agenda because the applicants had not completed necessary procedures in time for consideration and approval by the Planning Commission.

OLD BUSINESS:

HEALTH DEPARTMENT RECOMMENDATIONS REGARDING SHALLOW WELLS AND SEPTIC SYSTEMS

Jim Marwedel, County Planner, reminded the Commission that the Health Department had come before them in late 1997 in regards to problems with individual shallow wells being in danger of contamination from nearby septic systems. Mr. Marwedel asked if the members could discuss the issue in more detail at the next regular Planning Commission meeting on April 16, 1998.

ADJOURNMENT

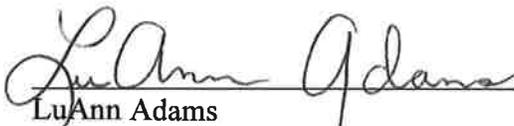
A motion was made by Jon Thompson to adjourn. The motion was seconded by Royal Norman and the meeting adjourned at 9:50 p.m.

Passed and adopted in regular session this 16 day of April, 1998.



Richard D. Kimber, Chairman

ATTEST:



LuAnn Adams
Recorder/Clerk