

**MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
MARCH 21, 1996**

The Board of Planning Commissioners of Box Elder County, Utah met in regular session in the Commission Chamber of the Box Elder County Courthouse, 01 South Main in Brigham City, Utah at 7:00 p.m. on **March 21, 1996.**

The following members were present constituting a quorum:

| | |
|----------------|----------------------|
| Richard Kimber | Chairman |
| Jon Thompson | Member |
| Stan Reese | Member |
| Louis Douglas | Member |
| Royal Norman | Commissioner, Member |
| LuAnn Adams | Recorder/Clerk |

EXCUSED:

| | |
|----------------|-----------------------------|
| Deanne Halling | Member |
| David Tea | Member |
| Denton Beecher | Ex-Officio Member, Surveyor |

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF JANUARY 18, 1996 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.

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF FEBRUARY 15, 1996 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.

DALE MCCOMB.& STEPHANIE SWENSON - RIGHT-OF-WAY TO A PARCEL OF LAND

Stephanie Swenson explained that she has purchased a piece of farm ground from her grandfather located on 6000 West at about 14350 North. She would like to build a home and needs to get access for a private drive. Chairman Kimber pointed out that there is already an existing minor subdivision and the Commission will be looking at a variable for providing a right-of-way through an already existing lot. The Commissioners addressed the issue of looking at this property in the future.

MOTION: A motion was made by Jon Thompson to table this item until we get a legal opinion from County Attorney Bunderson as to whether or not an easement or a right-of-way would be appropriate for the subdivision. The motion was seconded by Stan Reese and unanimously carried.

REZONING REQUEST - KEITH ANDERSON

Chairman Kimber stated that Mr. Keith Anderson has made an application for a zoning amendment in the Thatcher area. Chairman Kimber recommended that the Commission approve the zone change.

MOTION: A motion was made by Jon Thompson to recommend to the County Commission to approve a zone change from an RR-5 and A-1 to an R-1-20. The motion was seconded by Stan Reese and unanimously carried.

CONCEPT PLAN FOR SUNRISE MOUNTAIN ESTATES

Mr. Owen Tustian, developer for Sunrise Mountain Estates and Gregg Hansen, Engineer for the project, came to the Commission table. They presented the final draft for the concept plan. The common lot property was addressed.

MOTION: A motion was made by Jon Thompson to accept the concept plan for the Sunrise Mountain Estates in Thatcher subject to County Surveyor Beecher's approval. The motion was seconded by Louis Douglas and unanimously carried.

QUINTON HESS MINOR SUBDIVISION

MOTION: A motion was made by Commissioner Norman to approve the Quinton Hess Minor Subdivision which is located on 4400 West subject to County Surveyor Beecher's approval. The motion was seconded by Stan Reese and unanimously carried.

RICHARDS MINOR SUBDIVISION

Chairman Kimber explained that the Richards Minor Subdivision is located south of Fielding.

MOTION: A motion was made by Jon Thompson to accept the one acre lot subdivision subject to approval by the Health and Water Departments. The motion was seconded by Louis Douglas and unanimously carried.

HERITAGE HILLS CONCEPT SUBMISSION MINOR SUBDIVISION

Gregg Hansen, engineer for the project, stated that this subdivision is located north of Portage. He stated they are proposing a nine-lot subdivision. He stated that the development will have a private roadway coming into it, and the road will be built according to the width requirements. It will be a gravel road.

They will also have their own private water system. He stated they are applying for a well permit through the State Engineer.

MOTION: A motion was made by Stan Reese to accept the Heritage Hills Concept plan for a minor subdivision. The motion was seconded by Jon Thompson and unanimously carried.

DAWN REEDER MINOR SUBDIVISION

Chairman Kimber said this subdivision is located on 6800 West at about 1400 North. He also stated that County Surveyor Denton Beecher said at the present time the Health Department will not give their approval for more than one lot. Chairman Kimber does not see a problem with lot sizes, etc.

MOTION: A motion was made by Stan Reese to accept the Dawn Reeder Minor Subdivision concept plan. The motion was seconded by Louis Douglas and unanimously carried.

BAXTER ESTATES MINOR SUBDIVISION

Chairman Kimber stated the Baxter Estates Minor Subdivision is located on 6000 West and south of 1600 North in the West Corinne area.

MOTION: A motion was made by Jon Thompson to table this item for further study. The motion was seconded by Louis Douglas and unanimously carried.

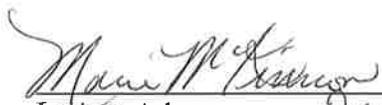
ADJOURNMENT

MOTION: A motion was made by Jon Thompson to adjourn. The motion was seconded by Chairman Kimber. The meeting adjourned at 8:24 p.m.

Passed and adopted in regular session this 6th day of June, 1996.


Richard D. Kimber, Chairman

ATTEST:


LuAnn Adams
Recorder/Clerk *Deputy*

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 schedule for March 21, 1996 at 7:00 P.M.
2. Notice given to the newspaper this 20th Day of March, 1996.
3. Approval of the minutes of February 15, 1996.
4. Scheduled Delegations:
 - A. Dale McComb & Stephanie Swenson right of way to a parcel of land.
 - B. Rezone request - Keith Anderson.
 - C. Concept plan for Sunrise Mountain Estates.
 - D. Minor Subdivision.
 1. Quinton Hess - (one lot)
 2. Richards - (one lot)
 3. Marble -(one lot)
 4. Herritage Hills Concept Submission
 - E.
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business:
 - A.