

**MINUTES
BOX ELDER PLANNING COMMISSION
APRIL 16, 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 April 16, 1998.

The following members were present constituting a quorum

Richard Kimber	Chairman
Jon Thompson	Member
Louis Douglas	Member
Deanne Halling	Member
David Tea	Member
Jim Marwedel	Planner
Stan Reese	Member

ABSENT:

Royal K. Norman	Commissioner
LuAnn Adams	Recorder/Clerk
Denton Beecher	County Surveyor

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF MARCH 19, 1998 FOR APPROVAL. A MOTION WAS MADE BY DAVID TEA TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY STAN REESE AND UNANIMOUSLY CARRIED.

SCHEDULED DELEGATIONS

LONGS MINOR SUBDIVISION

County Planner Jim Marwedel explained that the applicant would like to create 5 lots in the NE quarter of Section 34, Township 12 North, Range 4 West Salt Lake Base & Meridian approximately 1 ½ miles north and ½ mile west of the Bothwell LDS church. Notes on the plat indicate:

1. Lots would receive culinary and irrigation water via individual wells subject to availability of well permits.
2. Sewer would only be provided through individual septic tanks and shallow drain fields.
3. All access on to the existing county road would be the responsibility of the owner at the owner's expense.
4. All residences should be constructed to avoid surface flooding.
5. The county roads are gravel and dirt and the county will not upgrade for this subdivision.

Any upgrade would be the responsibility of the property owners.

The Health Department had already approved the plat according to the above provisions. The subdivision request was also accompanied by drawings detailing drainage structures to be constructed west of 10800 West. There was some discussion over how these lots would get water once building ensues at these locations. The plat contains a note that building permits would require approval of water system.

MOTION: A motion was made by Jon Thompson to approve the Longs Minor Subdivision upon conditions written upon the plat and allow Chairman Kimber to sign the plat. The motion was seconded by Deanne Halling and unanimously carried.

MARBLE MINOR SUBDIVISION (AMENDED)

Mr. Marwedel explained that the Marble Minor Subdivision had already been approved and that this was an amendment to create a third parcel of 0.89 acres. Water would be supplied by the West Corinne Water Company and the Health Department had given approval for waste disposal.

MOTION: A motion was made by Jon Thompson to approve the Marble Minor Subdivision and allow Chairman Kimber to sign the plat. The motion was seconded by Louis Douglas and unanimously carried.

DISCUSSION: 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, Rulon Dutson and others discussed various elements of the draft General Plan. They discussed the following points in regards to the different Plan Elements:

Richard Kimber commented that as far as content he is generally pleased, but that as far as format goes, he feels that it needs to be more consistent throughout. He feels that a lot of the narrative describing the history or logic be set aside. These narratives were essential in the formation of the document, but perhaps now they are not so essential. Jon Thompson agreed. Rick Pizza, chair of the Box Elder County Economic Development Board, commented that those narratives are important to a lot of people and wondered if perhaps they could be attached to the plan in an addendum or appendix.

Housing Element:

1. Louis Douglas asked Beth Gurrister, who chairs the County Housing Committee, how the county could address the need for affordable housing. She said that the plan just lists policies and suggested strategies, but does not give specifics on exactly how to bring more affordable housing to Box Elder County. She elaborated on possibilities for accomplishing the goals mentioned in the Plan.
2. There was some concern about where more housing would go and who would be accommodating it. Jim Marwedel indicated that he has already sent a letter to the mayors

within the county to try to coordinate efforts and create a single housing plan for the incorporated and unincorporated areas. Most affordable housing ought to go in the incorporated towns and cities.

Wetlands Element:

Richard Kimber wondered if the historical narrative here was necessary.

Human and Community Services Element:

1. Richard Kimber felt that the objectives and goals could be condensed. He thought that much of it, while very valuable, was too specific and would be better put in another document meant to be more specific. Upon discussion, however, the Planning Commission decided to leave most of it as is to let the public comment on it in public hearings. Some specific points were discussed and changed by the Planning Commission.
2. There was concern about the County government being responsible for many of the goals and objectives listed in this section. The Planning Commission felt that it needed to be clarified that the County government was really not the entity that would be responsible for much of the implementation. A couple of ideas were suggested to clarify this point. One idea was to add a statement at the beginning of the element about how the groups listed in "Implementation Partnerships" would be the groups who will actually accomplish the goals, and that the County will support them in their goals. Another idea was to change some of the specific language in certain objectives or goals so that it would be clear that the county would support others in their efforts to accomplish such goals, but that the county would not be primarily responsible. Chairman Kimber charged Mr. Marwedel with the task of identifying these specific changes needed to be made using the comments that Royal Norman and Denton Beecher had previously provided to Mr. Marwedel.

Economic Development Element:

The Planning Commission felt this was good as is.

Tourism Element:

The only question was regarding page 2 line 9 about what the Loop is. It was decided to change it to "the county".

Water/Wastewater Element:

1. Question arose over line 17 and 18 of page 1. The Commission decided to change it slightly to leave out specific reference to south-east county.
2. Jon Thompson asked if there were maps being prepared that would identify water resource areas. Mr. Marwedel and Rick Pizza explained that the Utah Association of Conservation Districts has been working on compiling this information and mapping it. They have also been mapping soils and their constraining features.

Public Lands Element:

1. The Planning Commission and Rulon discussed the need for a Public Land Use Committee and for providing notice to County citizens of planning efforts of public agencies.
2. Page 4 line 34 "monthly" was changed to "regular".

3. Rulon asked if the Public Lands Committee should go through the Planning Commission on all issues. The Planning Commission members said that only on matters of planning and zoning.
4. The Planning Commission discussed the special references to the brine shrimp industry.
5. The Planning Commission discussed the comments on lines 16 through 19 on page 11. Rulon explained that it seems that the County has supported Public land going to private, *but the* question is if the County would support private land to public. They decided that the language of the section is appropriate, and the concerns mentioned in lines 16 through 19 were not too severe.

Public Lands Access Element:

Additional language was added to the end of this element so that the plans as listed would not be construed as the county giving away any rights.

Other comments:

Mr. Meyer, a Box Elder citizen, commented that he would like to see something about recreation trails. He feels there should be designated public access to recreation trails. Richard Kimber asked Mr. Marwedel to research that and to find where it was referenced in the 1992 plan, and add it to the Public Lands Access, recreation or tourism section as an objective.

Schedule: County Planner Jim Marwedel reviewed the plan adoption schedule with the members. The Planning Commission agreed to the tentative schedule previously sent to them in the mail. The schedule is as follows:

- April 17: Bear West begins revising the draft Plan according to Planning Commission comments.
- April 27 or sooner: Bear West delivers revised draft to County Planning Office who will then distribute copies to Planning Commissioners for final review.
- April 28 and 29: Planning Commissioners review final draft on their own.
- April 29: Planning Commissioners deliver any final comments to County Planner by 5 p.m.
- April 30: Bear West incorporates final comments (if any) and sends document out for printing.
- May 4: General Plan draft to be available for public view prior to public hearing.
- May 14: Open House to be held to give public opportunity to ask questions and receive clarification on the Plan.
- May 19: Planning Commission to hold Public Hearing on the General Plan.**
- May 21: Regular scheduled meeting of the Planning Commission in which they will decide how the plan should be changed according to public comments received.
- May 22: Bear West begins to revise Plan according to Planning Commission decisions relative to public comments.
- June 4: Once again revised Plan available for public view and comment prior to County Commission Public Hearing
- June 23: County Commission holds Public Hearing on the General Plan**
- June 30: County Commission incorporates any public comments they wish and adopt General Plan.

INFORMATION ON CITIZENS PLANNER SEMINAR

Mr. Marwedel explained that he had spoken to Eugene Moser, one of the organizers of the "Citizen Planner Seminar", and there is strong possibility that they will come to Brigham City to hold a seminar. They are currently looking at a date in late June or early July.

AGRICULTURE PROTECTION PETITION

Jim Marwedel reviewed the Hansen Sheep Company petition to create an Agriculture Protection Area in Township 12 North, Range 2 West in the Collinston-Fielding area.

MOTION: A motion was made by Jon Thompson that the Planning Commission recommend to the County Commission approval of the Hansen Sheep Company petition to create an Agriculture Protection Area and authorize Chairman Kimber to sign a recommendation letter to that effect. The motion was seconded by Louis Douglas and unanimously carried.

(See Attachment No. 2 for recommendation letter.)

ADJOURNMENT

A motion was made by Stan Reese to adjourn. The Motion was seconded by Jon Thompson and the meeting adjourned at 9:53 p.m.

Passed and adopted in regular session this 21 day of May, 1998.


Richard D. Kimber, Chairman

ATTEST:


Jim Marwedel
County Planner

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 April 16, 1998 at 7:00 P.M.
2. Notice given to the newspaper this 15 Day of April
3. Approval of the minutes of March 19, 1998
4. Scheduled Delegations:
 - A. Discussion of the General Plan draft.
 - B. Information on the Citizens Planner Seminar.
 - C. Minor Subdivisions.
 - D. Ag. Protection Petition.
 - E.
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business:
 - A.
 - B.