

BOX ELDER COUNTY PLANNING COMMISSION

20 April 1989

Minutes of the meeting of the Box Elder County Planning Commission held 20 April 1989 in the County Commission Chambers of the County Courthouse. Members present were:

Mr. Richard Kimber, Chairman
Commissioner Robert Valentine, Member
Mr. Steve Grover, Member
Mr. Jon Thompson, Member
Mr. Junior Okada, Member
Surveyor Denton Beecher, Ex-Officio Member
Clerk Allen Jensen, Ex-Officio Member

Mr. Don Christensen and Mr. DeVon Breitenbeker were excused.

Mr. Kimber convened the meeting at 7:30 p.m. and asked for a motion to approve the Minutes of 16 March 1989. Commissioner Valentine made a motion to adopt the Minutes as recorded. Mr. Grover made the second. None opposed. The motion carried.

AGENDA (ATTACHMENT 1):

ALTON VEIBEL, REQUEST FOR A VARIANCE.

Mr. Veibel met with the Commission to request a variance to his proposed subdivision to allow a dirt road access to the subdivision in lieu of the required hard surface or asphalt road.

The original subdivision was started in 1981 and never completed. The original plan was for twenty-four lots in varying sizes. Mr. Veibel is now considering a lesser number of lots, having sold three lots with three more being considered.

Mr. Veibel has constructed a private access road sixty-six feet wide that he would like to dedicate to the County as an improved gravel road.

Commissioner Valentine explained the problem facing the County by allowing an improved gravel road: the residents along the road eventually tire of the rough, dusty conditions and

petition the County to improve the road. This expense is absorbed by the entire population of the County.

Mr. Veibel explained the people who purchase lots would be required to sign an agreement to pay the cost of improvements.

Mr. Beecher stated that because of the time lapse since the original request was presented, Mr. Veibel should start over with his request and update all requirements previously submitted.

Mr. Veibel also explained one individual wanted to purchase three lots. Mr. Beecher advised that if three lots were sold under the configuration now planned, that owner could not change and resell the lots to a different size. Lot lines could not be changed.

Mr. Kimber explained the role of the Planning Commission and their responsibility and obligation to the citizens of the County by making decisions that will create additional expense to the County, and if they approved the variance request and dedicated the road, the residents would soon want the County to make improvements.

Commissioner Valentine stated he was in agreement to approving the variance providing those individuals who purchase lots realize and accept the responsibility of paying the cost for any improvements to the road. This would have to be a part of the recorded deed.

Mr. Veibel was advised that he would be required to have all of his documents updated to the current status including any changes in the construction of the water storage reservoir, all requirements of the State Health Department, and return to the Commission at the next meeting.

UNSCHEDULED BUSINESS:

Mr. Beecher discussed the billing from Mr. Russ Brown for services relevant to the Willard Gravel Pit Issue (reference Minutes, 16 March 1989). Mr. Beecher stated the Planning Commission did not authorize all of the work the County is being charged for. It was concluded that Mr. Beecher contact Mr. Brown

for an itemized statement of what the charges are for and at whose request the work was performed. It was also suggested a meeting with Mr. Brown, the Willard Flood District, and the Planning Commission to resolve the issue.

Mr. Beecher also discussed the zone change request by Willard City (reference Minutes, 16 March 1989). It was decided to meet with the Willard Planning Commission Chairman and the Willard City Planner to discuss the zone request of property adjacent to Willard City. A motion by Mr. Jon Thompson was made in this regard to be held at the Box Elder County Planning Commission's next scheduled meeting. Mr. Okada made the second. None opposed. The motion carried. Mr. Beecher will take action and make arrangements for this meeting.

Mr. Kimber adjourned the meeting at 9:00 p.m.

Passed and adopted in regular session this ____ of _____, 1989.

Richard Kimber, Chairman

ATTEST:

Allen L. Jensen
County Clerk

AGENDA

BOX ELDER COUNTY PLANNING COMMISSION

MEETING PLACE: COUNTY COMMISSION CHAMBERS
BOX ELDER COUNTY COURTHOUSE
BRIGHAM CITY, UTAH

- I. Public agenda for Box Elder County Planning Commission meeting
scheduled for April 20, 1989 at 7:30 p.m.
- II. Notice given to newspaper this 20th day of April, 1989.
- III. Approval of minutes of March 16, 1989.
- IV. Scheduled Delegations:

1. Alton Veibel - Request a Variance.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

V. Old Business

- 1.
- 2.
- 3.
- 4.
- 5.