

**MINUTES  
BOX ELDER COUNTY PLANNING COMMISSION  
APRIL 20, 1995**

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 Street in Brigham City, Utah at 7:00 p.m. on **April 20, 1995.**

The meeting was called to order by Chairman Richard Kimber with the following members present, constituting a quorum:

Richard Kimber	Chairman
Louis Douglas	Member
Jon Thompson	Member
Royal Norman	Commissioner, Member
Denton Beecher	Ex-Officio Member, Surveyor
Marie McKinnon	Recorder/Clerk Secretary

**EXCUSED:**

Stan Reese	Member
David Tea	Member
Deanne Halling	Member
LuAnn Adams	Ex-Officio Member, Recorder/ Clerk

**AGENDA: (Attachment No. 1)**

**APPROVAL OF MINUTES:**

**CHAIRMAN KIMBER PRESENTED THE MINUTES OF MARCH 16, 1995 FOR APPROVAL. A MOTION WAS MADE BY MR. THOMPSON TO ACCEPT THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY MR. DOUGLAS AND UNANIMOUSLY CARRIED.**

**REQUEST FOR ZONE CHANGE (SOUTH WILLARD)**

Jerry, Shannon, Carol and Jerilynn Cook met with the Commissioners to present a request for a zone change in South Willard. Mr. Cook explained he is presently buying a mobile home court from his mother, Carol, and would like to construct some mini storage units on property adjacent to the court which is also owned by Ms. Cook. In order to do this it would require a zoning change in the area from RR-5 to CD.

Mr. Cook presented maps of his proposed project and explained his plans. He also presented a brochure illustrating the type of storage units he would like to construct. After a lengthy discussion, Mr. Beecher informed Mr. Cook that the Planning Commission could only recommend the zone change to the County

Commission; the final decision would be made by the County Commission.

MOTION: A motion was made by Mr. Thompson to recommend a CD zone change as per the map and as per the request by Mr. Jerry Cook. The motion was seconded by Mr. Douglas and unanimously carried.

**MOBILE HOME ORDINANCE - RAFT RIVER REQUEST:**

Mr. Beecher referred to the Minutes of March 16, 1995 in which this item was first presented. The Commissioners discussed the pros and cons of allowing mobile homes to be placed on lots throughout the county, pay back time to Raft River Electric Company, and the possibility of extending the time for conditional use permits. It was felt more information needs to be obtained before recommending any changes in the Mobile Home Ordinance.

MOTION: A motion was made by Mr. Thompson to table the request for another month. The motion was seconded by Mr. Douglas and unanimously carried.

**MICHAELIS MINOR SUBDIVISION:**

Mr. Beecher explained the proposed subdivision amendment, and it was suggested the plat be returned for additional work.

**STEPHAN MISRASI MINOR SUBDIVISION:**

Mr. Beecher presented the Stephan Misrasi Minor Subdivision and explained that five lots have been created. However he has been informed by the Health Department that they will only give approval for one home to be built on the property until an approved public water system is available.

MOTION: A motion was made by Mr. Douglas to grant approval for the Stephan Misrasi Minor Subdivision with the condition it be limited to one home until such time as there is an adequate water supply other than a well. The motion was seconded by Mr. Thompson and unanimously carried.

**DOG KENNEL - HARPER AREA:**

Mr. Beecher referred to the complaint received from Mr. Charley Wilson regarding barking dogs on property owned by Mr. and Mrs. Don Ashton. Mrs. Ashton has informed Mr. Beecher that she would like to construct a building facing south away from the Wilson property to house the animals. She feels if the animals are prevented from seeing people passing by they will not bark as much. The Commissioners agreed to wait and see if Mrs. Ashton follows through with her plan before taking any action.

**ECONOMIC DEVELOPMENT COMMITTEE:**

Chairman Kimber stated he had received a call from Mr. Rick Pizza requesting that he attend Economic Development meetings. Chairman Kimber felt he would be unable to attend the meetings.

He then read a letter (**Attachment No. 2**) from Mr. Pizza inviting the members of the Planning Commission to attend a meeting on May 10 at 5:00 p.m. All members will be contacted, and Mr. Pizza will be informed of those planning to be there.

MOTION: A motion was made by Mr. Thompson to adjourn at 8:30 p.m. The motion was seconded by Commissioner Norman and unanimously carried.

Passed and adopted in regular session this 15<sup>th</sup> day of June, 1995.

  
Richard D. Kimber, Chairman

ATTEST:

  
LuAnn Adams  
Recorder/Clerk

**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 April 20, 1995 at 7:00 P.M.
2. Notice given to the newspaper this 19th Day of April, 19 95.
3. Approval of the minutes of March 16, 1995.
4. Scheduled Delegations:
  - A. Reconsider Mobile Home ordinance (Raff River Request).
  - B. Minor Subdivisions.
  - C. Up date on Dog Kennel (Harper Area).
  - D. Economic Development Committee.
  - E. Cook - Request for zone change (So. Willard)
  - F.
  - G.
  - H.
  - I.
  - J.
5. Old Business:
  - A. Sign plats from last month approvals.
  - B.
  - C.



## BOX ELDER COUNTY ECONOMIC DEVELOPMENT

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April 18, 1995

Richard Kimber  
Box Elder County Planning Commission  
803 Edgehill Dr.  
Brigham City, Utah 84302

Dear Richard:

As you are well aware, land use planning and economic development go hand in hand. While Box Elder County has vast amounts of land, much of that land is not suitable for economic development. As the economic development arm of the County, we are acutely aware that we must be concerned with and aware of land use planning philosophy and direction to make reasonable decisions for growth.

We would like to invite you and your commission members to our May 10, 1995 Board meeting to bring us up to date on the County master plan and the direction of the County Planning and Zoning Commission. We meet in the Box Elder County Economic Development conference room at 102 East Forest St. in Brigham City at 5:00 p.m. The meeting usually lasts 1-1 1/2 hours. We would, however, be willing to give you as much time as needed. It would be great if all of your members could attend.

Please consider this invitation and let me know by Monday, May 1 if you can attend so that I can prepare the agenda. I hope that you can make that date.

Sincerely,

R. M. Pizza, Jr.  
Chair  
Box Elder County Economic Development