

**MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
MAY 16, 2002**



The Board of Planning Commissioners of Box Elder County, Utah met at their regularly scheduled meeting, at the County Courthouse, 01 South Main Street in Brigham City, Utah at 7:00 p.m., **MAY 16, 2002**. The following members were present constituting a quorum:

Richard Kimber	Chairman
Jon Thompson	Vice-Chair
Royal Norman	Member
David Tea	Member
Theron Eberhard	Member
Ann Holmgren	Member
Deanne Williams	Member

The following Staff was present:

Garth Day	County Planner
Elizabeth Ryan-Jepps	Department Secretary

The **session** was called to order by Chairman Kimber at 7:00 p.m.

The *Minutes* of the regular meeting held on April 18, 2002 were reviewed by the members present. Commissioner Tea pointed out one clarification on page 3 and then made a motion that the Minutes be approved as written with the change and submitted to the Chairman for signature. The motion was seconded by Commissioner Eberhard and passed unanimously.

SUBDIVISIONS FOR APPROVAL

SHERMAN L. RICHINS ONE-LOT SUBDIVISION, LOCATED AT OR ABOUT THE INTERSECTION OF HIGHWAY 13 AND 30 IN THE RIVERSIDE AREA

This one-lot subdivision consist of .75 acres and is currently in an un-zoned area of the County. The petitioner has established proof of all utilities with water being provided by the Riverside-North

Garland Water Company. As this petition is in accordance with the existing subdivision ordinances and Zoning Requirements, Mr. Day recommended that the Commission grant Preliminary and Final approval at this time.

MOTION: A motion was made by Commissioner Thompson that the Sherman L. Richins One-Lot Subdivision be granted **preliminary and final approval** and authorize the Chairman to sign. The motion was seconded by Commissioner Williams and passed unanimously.

MECHAM ONE-LOT SUBDIVISION, LOCATED AT OR ABOUT 2043 NORTH 2800 WEST, EAST OF CORINNE

This one-lot subdivision is located in an un-zoned area of the County and consists of .50 acre. The petitioner has established proof of all utilities with water service being provided by the West Corinne Water Company. As this petition is in accordance with the existing subdivision ordinances and Zoning Requirements, Mr. Day recommended that the Commission grant Preliminary and Final approval at this time.

MOTION: A motion was made by Commissioner Thompson that the Mecham One-Lot Subdivision be granted **preliminary and final approval** and authorize the Chairman to sign. The motion was seconded by Commissioner Williams and passed unanimously.

TODD RICHARDS ONE-LOT SUBDIVISION, LOCATED AT OR ABOUT 16300 NORTH 4400 WEST, SOUTH OF FIELDING

This one-lot subdivision consists of 1.02 acres and is currently in an un-zoned area of the County. The petitioner has established proof of all utilities with water service being provided by the UKON Water Company. As this petition is in accordance with the existing subdivision ordinances and Zoning Requirements, Mr. Day recommended that the Commission grant Preliminary and Final approval at this time.

MOTION: A motion was made by Commissioner Thompson that the Todd Richards One-Lot Subdivision be granted **preliminary and final approval** and authorize the Chairman to sign. The motion was seconded by Commissioner Williams and passed unanimously.

THE CAPNER TWO-LOT SUBDIVISION, LOCATED AT OR ABOUT 15790 NORTH 5200 WEST IN THE RIVERSIDE AREA.

This two-lot subdivision is currently in an un-zoned area of the County and each lot is .50 acre. The petitioner has established proof of all utilities with water being provided by the Riverside-North Garland Water Company. As this petition is in accordance with the existing subdivision ordinances

and Zoning Requirements, Mr. Day recommended that the Commission grant Preliminary and Final approval at this time.

MOTION: A motion was made by Commissioner Thompson that the Capner Two-Lot Subdivision be granted **preliminary and final approval** and authorize the Chairman to sign. The motion was seconded by Commissioner Williams and passed unanimously.

NEW BUSINESS

The new business pertaining to the subdivision ordinance that Mr. Day is working on was tabled until a future date.

UNFINISHED BUSINESS

MILLENNIAL HEIGHTS, PHASE II (NINETEEN LOTS), LOCATED AT OR ABOUT 7650 SOUTH 500 WEST IN THE SOUTH WILLARD AREA

Mr. Day addressed the Commissioners regarding this subdivision which is currently zoned R-1-20. Although the petition is in accordance with the existing subdivision ordinances and Zoning requirements there were still some items that needed clarification. This petition was tabled at the April 2002 Planning Commission meeting in order to give Ms. Peck time to meet with her engineer and also obtain verification from the Willard Flood Control District and the Willard Water District (represented by Mr. Flint and Mr. Richard Day). Also, the Health Department had not been able to complete their necessary tests before the April meeting, but those tests have now been completed and verification was submitted to the Planning Office prior to this meeting. However, there were still some concerns voiced by those representing Willard Flood and Water District, as well as questions surrounding one of the lots within in this subdivision. An access road will need to be allowed between lots 28 and 29 of this subdivision, resulting in a reduced size of lot 29. The Commission felt that this may affect the subdivision as a whole and some redrawing [by Ms. Peck's engineer, Russ Brown] may need to be done to accommodate this road (right-of-way). The Commission discussed their concerns regarding these matters with Ms. Peck and felt that this petition would best be served if it were tabled until the June meeting allowing time for all of these items to be dealt with properly.

MOTION: A motion was made by Commissioner Eberhard to table the Millennial Heights Phase II subdivision until the above-mentioned matters have been solved. The motion was seconded by Commissioner Williams and passed unanimously.

UNFINISHED BUSINESS

ZONING

Ms. Pat Comarell met with the Commissioners regarding the issue of zoning in various parts of the County. An outline had been prepared for the Commissioners and Ms. Comarell discussed each topic individually. (A copy of the outline is attached to these minutes.) The Commissioners took some time to discuss and comment on the issues covered in the outline. Ms. Comarell will meet with the Planning Commissioners during the next several months to work on the zoning plan for the County.

A motion was made to adjourn the meeting at 8:37 p.m. by Commissioner Tea and all concurred.

Passed and adopted in regular session this 27th day of June, 2002.



Richard Kimber
Box Elder County
Planning Commission Chair