

**MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
MAY 15, 1997**

The Board of Planning Commissioners of Box Elder County 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 May 15, 1997.

The following members were present constituting a quorum:

Richard Kimber	Chairman
Louis Douglas	Member
David Tea	Member
Deanne Halling	Member
Jon Thompson	Member
Royal Norman	Commissioner
Denton Beecher	Ex-Officio Member, Surveyor
LuAnn Adams	Recorder/Clerk

EXCUSED:

Stan Reese	Member
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AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF APRIL 17, 1997 FOR APPROVAL. A MOTION WAS MADE BY DAVID TEA TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY LOUIS DOUGLAS AND UNANIMOUSLY CARRIED.

RULON DUSTON BEAR WEST PLANNERS - DISCUSSION ON GENERAL PLAN

Rulon Duston, from Bear West Planners, stated that the County is in the middle of a project to update the 1992 General Plan. He said they will be establishing some general guidelines and a development code. He said the County has done very well in terms of the document in place. There are several objectives that the citizens have identified. He then handed the Commissioners some general information concerning the project.

Brenda Wadsworth, a representative from the Governor' Office of Planning & Budget, stated that this project is a local government comprehensive project administered by the state. She said it has been going on for about five years and is headed up by a state steering committee with representatives from local governments. The need came up in 1991 when some of the rural counties were having public land issues. The governor saw a great opportunity to get local governments

involved in planning. The plan is to get public input of what should be happening in Box Elder County. The idea is to do the planning on a local level where local people can make a decision.

Rulon Duston said it is very important that the Planning Commission be actively involved with this process, and they would like to see their attendance at the meetings since the Planning Commission will be making the planning decisions for Box Elder County.

LEE'S SUBDIVISION CONCEPT PLAN

County Surveyor Denton Beecher explained the property is located south and west of Tremonton City. The subdivision will have eight lots. Mr. Beecher said the Dale Barnes home needs to be included in the subdivision. He said they need water hookups.

MOTION: A motion was made by Commissioner Norman to approve the concept plan for the Lee's Subdivision with the stipulation that all easements are in place so the irrigation water can be utilized to the maximum, and that the water rights go with the lots. The motion was seconded by Jon Thompson and unanimously carried.

WINDMILL MINOR SUBDIVISION

County Surveyor Denton Beecher explained that the Windmill Minor Subdivision is located North of of Garland on 6000 West on the west side of the road. The Health Department has approved the subdivision except for lots 1, 2 and 3. There have been restrictions put on these lots. They may not be able to get septic systems on these lots.

MOTION: A motion was made by Jon Thompson to approve the Windmill Minor Subdivision with the restriction as specified on the plat and authorize Chairman Kimber to sign the Plat. The motion was seconded by Louis Douglas and unanimously carried.

LAMB MINOR SUBDIVISION

County Surveyor Denton Beecher stated that the Lamb Minor Subdivision is located straight west of Bear River City. Mr. Beecher said they have an application at the Health Department.

MOTION: A motion was made by Jon Thompson to accept the concept/preliminary plan for the Lamb Minor Subdivision. The motion was seconded by David Tea and unanimously carried.

CHRISTENSEN MINOR SUBDIVISION

County Surveyor Denton Beecher explained that Mr. Christensen wants to create a parcel of land into two parcels fronting onto Hwy 38. He said parcel two would be a flag lot. They will get their water from Bear River Water Conservancy District.

MOTION: A motion was made by David Tea to approve the D. Christensen Minor Subdivision with the stipulation that when a house is built on parcel two it is paved to the end of the lane with an asphalt base paving with a minimum of 10-foot wide. The motion was seconded by Jon Thompson. The motion was opposed by Commissioner Norman, Deanne Halling and Louis Douglas. The motion died.

MOTION: A motion was made by Commissioner Norman to approve the D. Christensen Minor Subdivision with no restrictions on the road and allow Chairman Kimber to sign the plat. The motion was seconded by Jon Thompson and the motion carried. David Tea opposed the motion.

MANNING MINOR SUBDIVISION

MOTION: A motion was made by Jon Thompson to table this subdivision, that there be more information regarding the remaining parcel of land. The motion was seconded by Deanne Halling and unanimously carried.

DUANE JULANDER MINOR SUBDIVISION

County Surveyor Denton Beecher stated that this subdivision is located on 2800 West and 4400 North. They have received approval from the Health Department.

MOTION: A motion was made by Deanne Halling to approve the Duane Julander Minor Subdivision with the stipulation that a building permit will not be issued without proof of water and that Chairman Kimber be authorized to sign the plat. The motion was seconded by Louis Douglas and unanimously carried.

ADJOURNMENT

A motion was made by Louis Douglas to adjourn. The motion was seconded by Deanne Halling, and the meeting adjourned at 9:37 p.m.

Passed and adopted in regular session this 28 day of August, 1997.


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 May 15, 1997 at 7:00 P.M.
2. Notice given to the newspaper this 14 Day of May 13, 1997.
3. Approval of the minutes of April 17, 1997
4. Scheduled Delegations:
 - A. Rulon Dustin Bear West Planners-Discussion on General Plan.
 - B. Lee Subdivision Concept Plan Submission.
 - C. Robinson subd. Final submission.
 - D. Minor Subdivisions.
 - E.
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business:
 - A.
 - B.
 - C.