

MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
REGULAR MEETING HELD MAY 20, 1999

The following members were present constituting a quorum:

Stan Reese	Member
Jon Thompson	Vice-Chair
Deanne Halling	Member
Theron Eberhard	Member
Richard Kimber	Chairman

Also present were:

Jim Marwedel	County Planner
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Mr. Marwedel reported that Chairman Kimber had sent word that he would arrive a few minutes late. Vice-chairman Thompson thus opened the meeting at 7:04 in his place.

Vice-Chairman Mr. Thompson presented the Minutes of April 15, 1999 for approval. A motion was made by Ms. Halling to approve the minutes as written. The motion was seconded by Mr. Reese and unanimously carried.

PRELIMINARY PLAN FOR MARRIOTT MEADOWS SUBDIVISION

This is a twelve lot subdivision located at 5400 West 11400 North between Garland and Fielding. Mr. Marwedel presented some of the concerns that he and County Surveyor Denton Beecher had with this project. Currently, no preliminary title report or evidence of financial control of the land and financial capability to complete the project had been submitted. Also there was a concern about how drainage would be handled at the end of the cul-de-sac that is proposed. A representative for the subdivision explained that they were thinking about putting a retention basin on one or more of the lots at the end of the subdivision and restricting its use by an easement. Mr. Kimber suggested that it be shown before they got to Final Plan approval stage.

Mr. Thompson made a motion to approve the Preliminary Plan for Marriott Meadows Subdivision with the stipulation that provision be made for drainage and that the developer either utilize swales of a lesser slope than shown so they could be driven through or to have a note that culverts will be installed for each driveway. Mr. Reese seconded the motion and it passed with all in favor.

PRELIMINARY PLAN APPROVAL AND AUTHORIZATION TO COMMENCE GRADING AND UTILITY WORK FOR THE WAL-MART DISTRIBUTION CENTER

Mr. Marwedel showed the Planning Commission the plan submission documents and reviewed

some of the documents that had not yet been received. These included a landscape plan, title report, letter from a water company indicating availability of water, and a letter from the State indicating approval of the proposed sewage system. These are all normal requirements for a preliminary design plan. However, he said, he believed they tried to send many of them but did not make it. Mr. Scott Fertida, representing the developer, reported that a letter from the West Corinne Water Company would be forthcoming after their Board meeting next week. He also said that the state review agencies have their plans, but their turn-around time could be lengthy. He would like to get preliminary approval without those documents so that he could begin grading and other pre-construction work.

Mr. Marwedel also reported on certain standards that are specified in the code that need special attention as to whether Wal-Mart has fulfilled the requirements or has come short. Those standards are:

- 7.3.2 **Landscaping, fencing and screening within the site and as a means of integrating the proposed development into its surroundings shall be planned and presented to the Planning Commission for approval, together with other required plans for the development.**

- 7.3.5 **A planting plan showing the proposed tree, shrubbery, and lawn plantings shall be prepared for the entire site to be developed, including especially the yards which abut upon public streets. The plan will also indicate how the plantings will be irrigated and otherwise maintained.**

- 7.3.7 **All buildings used for human occupancy when completed shall be served by a central water system and central sewage disposal system which have been approved by the Building Official and which are in compliance with applicable local and State law.**

- 7.3.15 **Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owners. Such facilities shall be of sufficient capacity to insure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development.**

In regards to the standard found in section 7.3.15, Mr. Marwedel read a portion of a memo from an engineer the County contracted to review the storm drainage plan (Attachment B). Basically, the concern is that there may be standing water much of the time in the retention/detention pond.

In regards to the landscaping plan requirement, Mr. Marwedel reported that he contacted community leaders from Corinne to see what they felt would prefer to satisfy this requirement. It is Wal-Mart's intention to put 30+ acres along the highway in lawn. Mr. Don Miller and Mr. Lamar Kent from Corinne were present on behalf of Corinne and they reported that the Corinne City Council agreed that that would be preferable to street trees. Mr. Eberhard brought up the concern for maintenance of such a large lawn area and the excessive water that would be used. It was suggested to Mr. Fertida that he contact Lyle Holmgren or Tom Reeves of the County

Extension office to find out what grass varieties would be drought-resistant and require minimal water and maintenance.

Ms. Halling moved to approve the Preliminary Design Plan, waiving the requirements for documents that had not yet been submitted until Final Plan submission and approval. Mr. Reese seconded and all voted in favor.

CONCEPT PLAN FOR CONDITIONAL USE PERMIT FOR ENLARGEMENT OF MOBILE HOME PARK

This is a mobile home park located at 18250 North 4400 West north of Fielding. Mr. Allred came to the table to explain his plan to enlarge an existing Mobile Home Park to include two more units.

After questions from the Planning Commission and County Planner, and clarifications from Mr. Allred, Mr. Reese motioned to approve Mr. Allred's plan in Concept form with the condition that Mr. Allred submit documents verifying water availability and Health Department approval. Mr. Thompson seconded and the voting was unanimous for approval.

Mr. Kimber instructed Mr. Allred to submit the next plan on a mylar showing both existing and proposed on the same sheet.

MUIR ROBERTS MINOR SUBDIVISION

This is a two lot minor subdivision that involved no residential building lots. On one lot would be a commercial structure and the other would be for agricultural purposes only.

Mr. Thompson motioned to approve the subdivision and authorize the chairman to sign the plat. Mr. Eberhard seconded and the voting was unanimous for approval.

MECHAM MINOR SUBDIVISION

This is a two lot subdivision located at about 2400 North 2800 West. One lot would include an existing home with existing septic system and water. The other lot would be for agricultural purposes only. The Planning Commission determined that Health Department approval would not be necessary.

Mr. Thompson motioned to approve the subdivision and authorize the chairman to sign the plat. Mr. Reese seconded and the voting was unanimous for approval.

T.L. MINOR SUBDIVISION

This is a five lot minor subdivision at the northeast corner of 4000 North and 6800 West. Mr. Marwedel indicated that the plat was returned for corrections and that it had not been

resubmitted. This item was tabled until resubmission.

REPORT ON PUBLIC HEARING FOR MINOR SUBDIVISION PROCEDURES

Mr. Marwedel reported that the County Commission approved the recently recommended minor subdivision procedures and they would become effective upon first publication.

A motion was made to adjourn the meeting by Mr. Rees at 8:25 p.m.

Passed and adopted in regular session this _____ day of _____, 1999.

Richard D. Kimber

Chairman