

PLANNING COMMISSION MEETING

May 21, 1987

Meeting of the Box Elder County Planning Commission held on Thursday, May 21, 1987 at 7:30 p.m in the County Commission Chambers. Those present were Chairman Richard Kimber, DeVon Breitenbeker, Jon Thompson, Don Christensen, and James White.

Denton Beecher and Jay Hirschi were absent from the meeting.

Chairman Richard Kimber called the meeting to order at 7:30 p.m. and asked for approval of the minutes of the previous meeting. A motion was made by DeVon Breitenbeker that the minutes of the meeting held on April 23, 1987 be approved as written. The motion was seconded by Jon Thompson and approved.

ROCKY POINT DEVELOPMENT ZONE CHANGE REQUEST

Richard Kimber discussed the first item on the agenda which was a zone change request in South Willard which was discussed at the previous Planning Commission Meeting. There was no one present representing Rocky Point Development Corp., who previously made the request. Mr. Kimber reported that Denton Beecher has looked at the property and the surrounding property and suggested the possibility of zoning property in the area to a CG zone, making it consistent with the area without any difficulty, and would fulfill the needs of those requesting a zone change. Following further discussion Jon Thompson made a motion that the Planning Commission make a recommendation to the County Commissioners that the area so designated be changed to a CG zone, and then hold a public hearing to receive any comments from the people within the area. The motion was seconded by DeVon Breitenbeker and approved.

CURTIS MINOR SUBDIVISION

Von Curtis met with the Commission to explain his request for a Minor Subdivision on his property north of Brigham City in the Harper area. The property is located in a zone for one-acre lots.

Mr. Curtis reported that when the zone was changed to rezone 500 ft. frontage on each side of the highway from an RR-5 to an RR-1, some of his property was not included in the zone change because it did not go completely to the road, and leaves some property that cannot be developed, and is inaccessible. There was some discussion regarding whether or not the zone change was conclusive to 500 feet on either side of the road or, in some cases, included property beyond 500 feet to a natural boundary. The conclusion was that the zone change was restricted to 500 feet even though it was the understanding of the Commission that it would be to the natural boundary, and could require a change in the zoning ordinance to include the additional property. Chairman Kimber stated that in order to make the adjustment it would be necessary for the Planning Commission to recommend to the County Commissioners to extend the RR-1 zone to the natural boundary as requested in the original petition. There was some question as to how far north the change should be made and what property should be included in making the adjustment. DeVon Breitenbeker made a motion that the Commission tentatively approve and recommend to the County Commissioners that the zone boundary be extended up to 1100 West over to the section line contingent upon the approval of Audry Jensen. The motion was seconded by Jon Thompson and approved. Mr. Curtis indicated he would be willing to give Audry Jensen some of his property to make her property more accessible. It was also suggested by the Commission that someone from the County such as Denton Beecher contact Audry Jensen to get her approval. Mr. Curtis asked for approval from the Commission of his preliminary sketch plan contingent upon the County Commission approval, and that of Audry Jensen's.

Following a discussion and the fact that the plat would be required to again be presented to the Planning Commission for approval, permission was given and the sketch plan approved based

upon the above contingency. Jon Thompson made a motion that the Commission approve the preliminary sketch plan of the Curtis Minor Subdivision contingent upon the changes as indicated on the plat, and prepare for final approval. The motion was seconded by DeVon Breitenbeker and approved.

THORPE MINOR SUBDIVISION

Tom Thorpe met with the Commissioners and presented a sketch and preliminary plat to create a Thorpe Minor Subdivision located in the Harper RR-1 zone. Following a discussion, and in order for Mr. Thorpe to obtain a building permit, a motion was made by DeVon Breitenbeker to approve the one lot Thorpe Minor Subdivision sketch and preliminary plat. The motion was seconded by Jon Thompson and approved.

GARN MINOR SUBDIVISION

There was no one present to represent the Garn Minor Subdivision so Chairman Kimber reported that because of the size of the property the owners want the Commission to approve a 40' roadway instead of a regular 66' road. Following a discussion, and because of the absence of any representation, Jon Thompson made a motion that the matter be tabled until further investigation. The motion was seconded by Don Christensen and approved.

KEITH HEIL AND FAMILY PLANNED UNIT DEVELOPMENT

Mr. Heil met with the Commission and explained his request which was reviewed and discussed during the Planning Commission Meeting held on April 23, 1987. Mr. Kimber informed Mr. Heil that he was not on the agenda and would be unable to make any decisions, but was permitted to review his request with the Commission. He reported that he visited with the Health Department and dug a six-foot hole for a per~~k~~ test but has not dug the ten-foot hole. He said Bob Wilson from the Health Department came out and indicated that he thought there would be no sewage problem, and would write Mr. Heil a letter so indicating. He said there were some people who

had some concern so he put some dye in the system to check out any problems. He said if his findings were satisfactory, he would write a letter, which has not been received by Mr. Heil at the present time.

The Commission was reluctant to discuss the matter since he was not on the agenda; has not received any letter from the Health Department; and they have not heard any comments from Denton Beecher, who was assigned to check into the feasibility of his request. Richard Kimber suggested to Mr. Heil that a written statement from the Health Department regarding the drainage should be received prior to the submission of an application, and would be necessary prior to the Commission making any decision. He said the Commission is in no position to make any formal or official recommendations or suggestions at the present time. DeVon Breitenbeker informed Mr. Heil that in his opinion, and not that of the Commission, he would have a very difficult time in convincing him with that much density on that type of ground that his request is feasible. He said the roadway access in and out, access off the road, and the whole outlay is a problem because there is no plan to the development or to his request.

Mr. Heil said he will get more information including a letter from the Health Department, then have his name placed on the agenda for the next meeting.

Meeting adjourned at 9:00 p.m.