

MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
MAY 25, 2000

The Board of Planning Commissioners of Box Elder County, Utah met in a Public Hearing and regularly scheduled meeting, at the County Courthouse, 01 South Main Street in Brigham City, Utah at 7:00 p.m., on **MAY 25, 2000**.

The following members were present constituting a quorum:

Richard Kimber	Chairman
Jon Thompson	Vice-Chairman
Stan Reese	Member
Royal Norman	Member
Theron Eberhard	Member

The following members were excused:

David Tea	Member
Deanne Halling	Member

The following Staff were present:

Garth Day	County Planner
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The Public Hearing was called to order by Chairman Kimber at 7:10 p.m.

The floor was opened to public comment. Mr. Day gave an overview of petition and recommendations. The Commissioners discussed the possibility of increasing the limit of number of lynx pairs for breeding. Commissioner Eberhard recommended 3-5 pair. Commissioner Norman would like to see as many as 5 female cats. Commissioner Thompson asked about the fact that these animals are now on the endangered species list and how this would affect the market for pelts. The petitioner indicated this will not however affect the selling of pelts, except that every pelt will have its individual cites license. Commissioner Thompson questioned the recommendation of requiring a building inspection. The required federal permit requirements were reviewed. Chairman Kimber questions what the lynx interaction with other animals was. A Canada Lynx reaches full maturity between 3-5 years. The current market for lynx are pelts or to the taxidermist. Commissioner Norman suggested that the limit of 2

breeding pair recommendation to 4 adult cats with a maximum of 15 cats, adult and kittens combined.

Mr. Day stated that the Planning Staff recommends the use be regulated by the Utah State/Federal DWR. (The CUP should be contingent on State/Federal requirements and approvals.) All Requirements are met and written verification is received by the County Planning office within 60 days.

- Adequate safety features (dual containment pens) to accommodate the Canada Lynx on the property.
- Verification of a site inspection for uniform building code compliance by an authorized licensed inspector.
- 3. The petitioner must complete the business license requirements within 60 days of approval of CUP.
- 4. All other state/federal mandated requirements are met in regards to the raising of potentially dangerous, threatened or endangered animals, specifically the Canada Lynx.
- 5. If any of the above requirements are not met the CUP shall be null and void.

The regular session was called to order by Chairman Kimber at 7:35 p.m.

MOTION: A motion was made by Commissioner Norman to recommend to the County Commission the approval of a Conditional Use Permit to Raise Canada Lynx in an RR-2 zone for property located at 12145 N. 3400 W., Deweyville, limiting the number of lynx to 4 adults and 15 total with kittens and that all other conditions recommended by the Planning Staff be met. The motion was seconded by Commissioner Eberhard and unanimously approved.

APPROVAL OF MINUTES

THE MINUTES OF THE REGULAR MEETING HELD ON APRIL 20, 2000 WERE APPROVED ON A MOTION BY COMMISSIONER EBERHARD , SECONDED BY COMMISSIONER REESE AND UNANIMOUSLY APPROVED.

AGENDA: ATTACHMENT NO.1

CONSIDERATIONS FOR APPROVAL

Airport Overlay Zone, Larry Pierce, Jack's Airport

Commissioner Eberhard questioned what restrictions are required in and Airport Overlay Zone. Mr. Day stated that buildings, towers, etc., are not allowed in and Airport Overlay Zone. Larry Pierce discussed the benefits of an Airport Overlay Zone. Jack's Airport was established in 1957. Mr. Pierce's fear is that new development will come in and encroach the airstrip. The commissioners discussed the possibility of gliding slopes, circles or the influence of the zone. Mr. Pierce was requesting a 5000 foot radius. Commissioner Eberhard questioned if it was necessary to expand the boundaries for a private airport. Commissioner Norman asked if this would be a liability if an Overlay Zone was created by the County.

MOTION: A motion was made by Commissioner Norman to hold a public hearing in regards to the creation of an Airport Overlay Zone, for Jack's Airport in the Garland area, to be scheduled at the next regularly scheduled Planning Commission meeting. The motion was seconded by Commissioner Stan Reese and unanimously approved.

Subdivision Vacation, Fruitvale Subdivision

Chairman Kimber stated that he felt that this subdivision is a positive benefit to the county and the property owners and he felt that there was no negative impacts that he could see.

MOTION: A motion was made by Commissioner Thompson to recommend to the County Commission to vacate the Fruitvale Subdivision. The motion was seconded by Commissioner Reese and was approved with one abstention by Royal Norman.

Conditional Use Permit - Small Rescue Kennel - R-1-20, South Willard

Craig and Deborah Shaw explained the proposed operation. Mr. and Mrs. Shaw explained that they currently have 5 dogs. The need for the fostering of rescue dogs is great. The highest number of dogs expected at any given time is 6 dogs. Commissioner Eberhard stated that he believed the Health Department has shut down operations like this before in Box Elder County. Mr. Shaw explained that he didn't think the health department had any concerns in the past. The Shaw's dogs are kept in crates. Commissioner Eberhard stated that with the current standards of dogs being held in crates inside the home, he cannot understand how the commission could approve the operation. It was requested that a detailed site plan be provided and pictures of facilities, of the future and current operation.

Commissioner Kimber tabled the petition until more information could be acquired.

ADJOURNMENT

A motion was made by Commissioner Reese and seconded by Commissioner Thompson to adjourn the meeting at 9:45.

Passed and adopted in regular session this 15th day of June, 2000.



Richard Kimber
Box Elder County Planning Commission Chairman