

BOX ELDER COUNTY PLANNING COMMISSION

15 June 1989

Minutes of the Box Elder County Planning Commission held 15 June 1989 in the Commission Chambers of the County Courthouse.

Members present were:

Mr. Richard Kimber, Chairman
Mr. DeVon Breitenbeker, Member
Mr. Steve Grover, Member
Mr. Don Christensen, Member
Mr. Denton Beecher, Ex-Officio Member
Mr. Allen Jensen, Ex-Officio Member

Mr. Kimber convened the meeting at 8:00 p.m. asking for a motion to approve the Minutes of 18 May 1989. Mr. Breitenbeker made the motion to approve the Minutes as prepared. Mr. Christensen seconded. None opposed. The motion carried.

AGENDA:

ANDERSON MINOR SUBDIVISION (Reference Minutes of 18 May 1989 Meeting):

Mr. Don Anderson presented a plat map showing his intentions to develop a minor subdivision. The plan is to sell an existing house and existing out-buildings to one purchaser and remaining property to a different purchaser.

Mr. Kimber asked for an explanation as to why the irregular shape of the lot where the house is located. Mr. Anderson explained there is an existing irrigation ditch along one side of the property that dictates the irregular shape. He further explained there is an existing septic tank system and a well for culinary water, and water could be supplied from the Riverside-North Garland Water Company. Mr. Beecher stated Health Department approval is not required since there is an existing sewer system and no further development will be done. He advised a building permit is required for any remodeling of the house.

Mr. Kimber stated questions from the previous Planning Meeting have been answered and asked for a motion to approve the plan. Mr. Grover made the motion to approve the plot plan as submitted and authorize the Chairman to sign the plan indicating Planning Commission approval. Mr. Breitenbeker seconded. None opposed. The motion carried.

UNSCHEDULED BUSINESS (Reference, Minutes, 18 May 1989):

Mr. Beecher advised the Commission on the activity of Mr. Gary Packer's construction of a campground in the Mantua area. He stated that back in 1979, Mr. Wayne Call met with the County Commission relative to a planned unit development approval. The plan was advertised in the local paper and a public hearing held. The plan was for six lots. The County Commission approved the plan with the stipulation that no permanent structures could be constructed, that the mobile homes could only be on the property nine months of the year. The months of January and February must be vacated. The owner had the option to choose the other month to be vacated, and the Health Department would approve any sewer systems to be developed.

Mr. Beecher stated he could not find where a plot plan had been prepared or approved, suspecting that after Commission approval and the stipulations levied, Mr. Call never submitted a plot plan to the Planning Commission. He stated that Mr. Packer apparently proceeded, assuming Mr. Call had everything approved. He also stated the area is zoned to allow a campground; however, he should not have been issued a building permit for a permanent structure.

Mr. Breitenbeker stated Mr. Packer should be notified to stop work on the campground until such time that a plan is submitted for Planning Commission approval.

Mr. Kimber asked for a motion on the action to be taken. Mr. Breitenbeker made the motion that because it is considered that a Conditional Use Permit has not been issued on this project that Mr. Packer be notified to cease any further construction and

development until the proper documentation has been submitted to the Planning Commission and approval has been granted. Mr. Grover seconded. None opposed. The motion carried. Mr. Beecher will notify Mr. Packer of this action.

Mr. Kimber adjourned the meeting at 8:45 p.m.

Passed and adopted in regular session this 20th of July, 1989.


Richard D. Kimber, Chairman

ATTEST:


Allen L. Jensen
County Clerk