

**MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
JUNE 15, 1995**

The Board of Planning Commissioners of Box Elder County, Utah 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 **June 15, 1995**.

The meeting was called to order by Chairman Richard Kimber with the following members present, constituting a quorum:

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

AGENDA: (ATTACHMENT NO. 1)

APPROVAL OF MINUTES:

CHAIRMAN KIMBER PRESENTED THE MINUTES OF APRIL 20, 1995 FOR APPROVAL. A MOTION WAS MADE BY LOUIS DOUGLAS TO ACCEPT THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY STAN REESE AND UNANIMOUSLY CARRIED.

GRANT BOWEN AND OTHERS - DISCUSSION ON ZONING THE BEAVER DAM AND ADJACENT AREAS

A delegation represented by Gerald Howard and Larry Bowen came to the Commission table to present a zoning application. (Attendance List attached) Mr. Howard told the Planning Commission that they are in hopes of protecting the water shed and preserving agriculture and the rural area. They presented the Planning Commission with an informational packet and also gave them a copy of signatures by 56 property owners who are interested in zoning the area and preserving the ground. Discussion centered around proposed zoning for the area. The citizens would like the area to have multiple zoning, and that the zoning be compatible to most people.

Chairman Kimber complimented the citizens for taking this initiative. He said the Planning Commission is here to assist people in zoning if they want to protect their property. Chairman Kimber suggested the citizens form a committee consisting of representatives from their group, two Planning Commission members and County Surveyor Denton Beecher to make some recommendations to the Planning Commission.

MOTION: A motion was made by Jon Thompson that the Planning Commission received the application for a zone change. The motion was seconded by David Tea and unanimously carried.

ZONE CHANGE REQUEST FROM OWEN TUSTIAN - BOTHWELL AREA

Mr. Owen Tustian came to the Planning Commission requesting a zone change in the Bothwell area. He explained there is a need for smaller homes to accommodate younger buyers. Along with the building lots, Mr. Tustian is also proposing to build a play ground, practice greens and common facilities. He feels there is a need for people yearning to have a 1-1 ½ acres. He would also like to put in a common trail for horseback riding.

Mr. Beecher recommended extending the R-1-20 zone and looking at whether two acres is compatible. He feels five acres will be more conducive.

Jon Thompson said side-hill farming is limited, and this area is a perfect place to build homes. He said the soil is conducive for septic tanks, and the water table is 800 feet deep.

MOTION: A motion was made by Jon Thompson to accept the application for a zone change to an RR-20 in the areas designated on Mr. Tustian's drawing as one acre, and that the remaining portion be as is, and this zoning change be recommended to the County Commission for their approval. The motion was seconded by Commissioner Norman and unanimously carried.

ZONE CHANGE REQUEST - BURTONS - MANTUA AREA

Denton Beecher explained that the Burtons previously met before the Planning Commission requesting a zoning change from MU-160 to RR-20. The Planning Commission asked the Burtons to get in touch with the people in the area to see if they are in favor of the zone change. The Burtons obtained seven (7) signatures from neighbors in favor of the zone change. Mr. Beecher felt that changing the zone to RR-20 would not be compatible to the surrounding area of Mantua Town. A lengthy discussion followed.

MOTION: A motion was made by Deanne Halling to deny the zone change, and that we do not refer this zone change to the County Commission. The motion was seconded by Jon Thompson and unanimously carried.

DOG KENNEL REPORT - HARPER AREA -Don and Lisa Ashton

Don and Lisa Ashton are requesting a conditional use permit for a dog kennel license at 2930 North Hwy 38, Harper Ward. The couple told the Planning Commission that they show Saint Bernard Dogs, and their kennel would have a maximum of sixteen (16) dogs. The Ashtons showed a plan of their present kennel and also the proposed kennel. Their goal is to isolate the kennel by a noise barrier wall. Chairman Kimber complimented Mr. and Mrs. Ashton for taking a step to correct the problem.

MOTION: A motion was made by David Tea to acknowledge the application for a dog kennel and to recommend this conditional use permit to the County Commission with the following conditions: (1) they construct the animal shelter as submitted (2) provide appropriate waste disposal (3) control noise (4) maximum of sixteen dogs (5) noise barrier wall and the dog kennels be fenced and slatted on the north, east and west sides (6) annual review. The motion was seconded by Jon Thompson and unanimously carried.

GRANT THOMPSON SUBDIVISION FINAL APPROVAL

The Planning Commission previously approved the concept and preliminary plan. Mr. Beecher said Mr. Thompson has completed the escrow agreement and all other items have been submitted to the County. He feels everything is in order.

MOTION: A motion was made by Commissioner Norman to adopt the final subdivision plan. The motion was seconded by Jon Thompson and unanimously carried.

MINOR SUBDIVISIONS

The Stephan Misrasi Subdivision was approved by the Planning Commission on April 20, 1995, and Mr. Beecher brought the plat back for a signature from the Planning Commission.

MOBILE HOME ORDINANCE REVIEW

MOTION: A motion was made by Louis Douglas to recommend to the County Commissioners that the Mobile Home Ordinance be changed from two years to five years. The motion was seconded by David Tea and unanimously carried.

WELL HEAD PROTECTION IN MANTUA - MAYOR ALLRED

Mayor Allred informed the Planning Commission that Mantua has enacted a well head ordinance granting Mantua jurisdiction over municipal waterworks. The ordinance will require the installation of sewer systems. Septic tanks contaminate drinking water, and Mantua supplies water to Mantua, Brigham City, Harper Ward and Corinne. He stated this ordinance was enacted to protect the well heads.

MOTION: A motion was made by Jon Thompson that the Planning Commission acknowledges the well head ordinance enacted by Mantua, and they will not violate this ordinance. The motion was seconded by Deanne Halling and unanimously carried.

REPLACEMENT BOND MAGUIRE PIT

Denton Beecher informed the Planning Commission that the County had received a replacement bond on the Maguire Pit #81401298. This item will be placed on the County Commission's agenda.

CONDITIONAL USE APPLICATIONS

MOTION: A motion was made by Jon Thompson to recommend to the County Commission a conditional use permit application fee of \$100.00. The motion was seconded by Deanne Halling and unanimously carried.

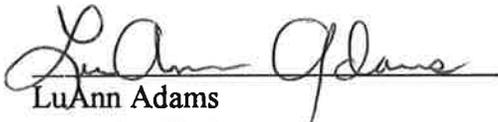
ADJOURNMENT

A motion was made by Stan Reese to adjourn. The motion was seconded by David Tea and unanimously carried. The meeting adjourned at 9:59 p.m.

Passed and adopted in regular session this 3 day of August, 1995.


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 June 15, 1995 at 7:00 P.M.
2. Notice given to the newspaper this 14th Day of June 1995.
3. Approval of the minutes of April 20, 1995.
4. Scheduled Delegations:
 - A. Grant Bowen and others - Discussion on Zoning the Beaver Dam and adjacent areas:
 - B. Zone change Request from Owen Tustian - Bothwell area.
 - C. Zone change Request - Burtons - Mantua Area.
 - D. Dog Kennel Report - Harper Area.
 - E. Grant Thompson Subd. Final approval?.
 - F. Minor Subdivisions.
 - G. Mobile Home Ordinance review.
 - H. Well head protection in Mantua - Mayor Allred.
 - I.
 - J.
5. Old Business:
 - A.
 - B.
 - C.

PLANNING COMMISSION MEETING

June 15, 1995

ATTENDANCE LIST:

Grant Bowen
Geraldine B. Fisher
Warner Fisher
Charlotte E. Nelson
Clarence E. Richards
Larry Bowen
Gerald Howard