

BOX ELDER COUNTY PLANNING COMMISSION

16 June 1988

Meeting of the Box Elder County Planning Commission held 16 June 1988 in the County Courthouse. Members present were:

Mr. Richard Kimber, Chairman  
Commissioner Bob Valentine, Member  
Mr. Steve Grover, Member  
Mr. Don Christensen, Member  
Mr. DeVon Breitenbeker, Member  
Mr. Jon Thompson, Member  
Surveyor, Denton Beecher, Ex-Officio Member  
Clerk, Allen Jensen, Ex-Officio Member

Chairman Richard Kimber called the meeting to order at 7:30 p.m. and asked for approval of the Minutes of 19 May 1988. Commissioner Valentine made a motion to adopt the Minutes as prepared. Mr. Breitenbeker seconded. None opposed. The motion carried.

AGENDA (Copy Attached)

Mr. Keith Heil appeared before the Planning Commission to request approval of a private road in order to begin construction of a house on his parents property. The County ordinance requires each lot to have frontage to a dedicated road or an approved private road. At Mr. Beecher's suggestion, this application is for a private road. If approved, he could then be issued a permit to build a house. Mr. Heil also asked for approval of a subdivision based on a sketch plan so he would not have to keep returning to the Planning Commission for approval of various phases of his project. He further voiced displeasure having to do this. Mr. Beecher advised the members that approval of Mr. Heil's conceptual plan would allow

him to begin on his subdivision. Mr. Beecher advised two motions were necessary, one for the plan and one for the road. Mr. Breitenbeker made a motion to accept the conceptual plan for his subdivision as presented. Commissioner Valentine seconded. None opposed. The motion carried. Mr. Breitenbeker then made a motion to allow the proposed private road as shown on the plan with the understanding it is a private road and the County has no liability or responsibility for maintenance or service of any type. Mr. Grover seconded. None opposed. The motion carried. Commissioner Valentine advised Mr. Heil the County Board of Commissioners would be required to rule on the road and he would take action to have the issue placed on the Agenda for the June 21, 1988 Commission Meeting. Mr. Heil continued to voice displeasure with being delayed again for approval by the County Commissioners since he assumed when the re-zoning was approved he would be able to proceed with the development of the minor subdivision and construction of the house. Mr. Beecher again stated what Mr. Heil had been told in the past; reiterating the Box Elder County Planning Commission and building requirements and the size of the lots in the subdivision. Before leaving the issue, Chairman Kimber made it clear that only a concept plan was approved by the Planning Commission.

Mr. Alton Veibel appeared before the Planning Commission to request approval for a private road. The request involves continuation of an existing non-approved private road in Cache County that extends into Box Elder County. In order to sell a lot, he must develop a private road. All other requirements, e.g., water, sewer, power, all seem to be in order. Mr. Thompson made a motion to approve the request for a private road stating the County will not assume responsibility for maintenance or legal claims resulting from this approval. Mr. Grover seconded. None opposed. The motion carried.

ROCKY ROAD CORPORATION - CLEAR CREEK:

Mr. Boyd Hoskins appeared to obtain information that will allow each member of the Corporation to obtain title to their property, (1/10 of a section). Mr. Beecher stated that members of the Corporation had previously discussed this same situation with him and were told they would have to develop an approved subdivision (three or more parcels are being affected). However, the members want the Planning Commission to provide the final decision. Mr. Hoskins discussed in length the feelings of the members and asked for written policy of the Commission. Mr. Hoskins further advised the County Attorney had provided a ruling that was not satisfactory to some members. Mr. Grover made a motion for Mr. Beecher to prepare a letter to the Corporation advising them of the requirements to be met if they intend to provide each member with their own property deed. Mr. Christensen seconded. None opposed. The motion carried.

FRED AND MARJORIE SOUTH FORTY MINOR SUBDIVISION:

Mr. Beecher provided a plan submitted by Mr. Fred Christensen that would create an eight lot minor subdivision. Commission members discussed at length if there would be water available from the Thatcher-Penrose Water Company. Mr. Grover stated Thatcher-Penrose had a freeze on water hook-ups. Mr. Beecher stated all requirements have been met except for water. Mr. Breitenbeker made a motion to table the request until water permits are available. Commissioner Valentine seconded. None opposed. The motion carried.

BOX ELDER COUNTY PROPERTIES:

Mr. Beecher provided plat maps identifying property owned by the County. He reviewed these with the Planning Commission. Mr. Breitenbeker made a motion to recommend to the County

Commissioners that the non-essential property be sold.  
Mr. Thompson seconded. The motion carried.

SMOOT MINOR SUBDIVISION:

Mr. Bruce Hubbard submitted a request for a one-lot minor subdivision referred to as the William Smoot Minor Subdivision. All requirements have been met including a permit for water and sewer. Mr. Breitenbeker made a motion to approve the request. Mr. Grover seconded. None opposed. The Motion carried.

Mr. Kimber made a motion to adjourn at 9:30 p.m.  
Mr. Grover seconded. None opposed. The motion carried.

AGENDA

BOX ELDER COUNTY PLANNING COMMISSION

MEETING PLACE: COUNTY COMMISSION CHAMBERS  
BOX ELDER COUNTY COURTHOUSE  
BRIGHAM CITY, UTAH

- I. Public agenda for Box Elder County Planning Commission  
Meeting scheduled for June 16 at 7:30 p.m.
- II. Notice given to newspaper this 15th day of June 19 88
- III. Approval of minutes of May 19 19 88
- IV. Scheduled Delegations:
  1. Fred & Marjorie South Forty Minor Subdivision.
  2. Keith Heil - Request for an approval - private road
  3. Alton Veibel - Request for an approval - private road
  4. Rocky Road Corporation - Clear Creek
  5. Box Elder County Properties
  6. *Smart MINOR*
  - 7.
  - 8.
  - 9.
  - 10.

V. Old Business:

- 1.
- 2.
- 3.
- 4.
- 5.

BOX ELDER COUNTY  
PLANNING COMMISSION

By:

  
Denton H. Beecher  
Ex-Officio Member