

PLANNING COMMISSION MEETING
June 19, 1986

Meeting of the Box Elder County Planning Commission held on Thursday, June 19, 1986 at 7:30 p.m. at the County Commission Chambers. Those present were Chairman Richard Kimber, Don Chase, Don Petersen, Kent Newman, Devon Breitenbeker, and Denton Beecher. Excused from the meeting were Jon Thompson and Ex-Officio Jay R. Hirschi. Others present at the meeting were Attorney Jack H. Molgard, Cindy Greenwood, and Mike Lund. Presiding was Chairman Richard Kimber.

Mr. Kimber reported the previous Planning Commission minutes had been received in the mail. Mr. Chase made the motion that the board adopt the minutes. Motion was seconded by Mr. Petersen, with all voting in favor.

KOTTER SUBDIVISION SKETCH PLAN

Mr. Beecher presented to the board members the sketch plan for the Kotter Subdivision, which is Robert Kotter's property just north of town. Mr. Beecher stated that a total of six lots in the subdivision has been planned. All of the details have been submitted in the sketch plan except for two; what will be their water system; and their statement of intent.

Engineer Mike Lund from Mountain West clarified the water system by stating there were water springs and several tanks to service the already existing homes. He recommended using that spring in the area and putting in another reservoir to serve the project with that, with a new six inch line; however, he said it has not been drawn up yet. The culinary water has been approved by the State Engineer and the water is there.

Mr. Beecher said the requirements are, a lot and street layout; what will be the sewer system; what will be the water system; what is the statement of intent as to what is intended to do, and the soil conditions. Devon Breitenbeker made a motion to accept the sketch plan with the understanding that the subjects be fulfilled and to improve the road to 66 feet. The motion was seconded by Mr. Chase, with all voting in favor.

REPORT ON FIFE CONDITIONAL USE PERMIT NO. 15

Mr. Beecher reported to the board members that he and the County Commissioners had been called to a meeting last month at Willard City, wherein concern was discussed over the gravel pit that Fife Rock Products has been operating out of, which Conditional Use Permit No. 15 had been issued by the Planning Commission. Willard City has been receiving a great deal of concern from the citizens. The conclusion to the meeting was that Fife has not lived up to the total agreement of the conditional use permit and that he was to come up with a revised plan as to how he was going to finalize that part of the pit that he is through with. At the meeting Mr. Beecher said he made a proposal to the Mayor that Mr. Woodland, Mr. Beecher and Dell Braegger meet together to go over the site. Mr. Braegger was not able to meet with them at the designated time agreed to.

Mr. Beecher pointed out that some of the conditions had been changed to make it congruent with the permit that the Wells' have from Willard City at Wells' request, and also at their request the exact area that they were to work in was specified. The attorney advised them that they could do that, they could not change the conditions of the permit unless the applicant agreed to them, and it was at the applicant's request that they do this. Because of Willard City's concern and others that Fife Rock Products have not maintained the area as the permit says, they are asking for something to be completed. Mr. Fife was not able to construct in this general area as the plan devised because of bedrock that he ran into; he could not excavate to the point to where he could drain back at this point. Mr. Woodland and Mr. Beecher met and then Mr. Beecher met with Mr. Braegger later and it was agreed verbally to construct a drain ditch that has been constructed with the exception of the portion right through the road. Willard City has requested that the Commission exercise the option of the permit which allows them to revoke the permit if the conditions are not met. Mr. Chase made the recommendation that Fife Rock Products show good faith in getting that plan to the board within a specific time length, or the permit will be revoked. It was agreed upon by the members of the board that they would be allowed 30 days. Mr. Chase made the motion that Mr. Fife be notified that the plan that Mr. Beecher refers to of how they intend to proceed be in their hands no later than 5:00 p.m. on Thursday, June 26, 1986, and that the work to put the conditions of the permit up to date be completed in not to exceed 21 days from the time he gets notice of the recommendation, or the permit will be revoked. Motion was seconded by Mr. Breitenbeker, with all voting in favor.

CINDY GREENWOOD PLANNING CLASS

Cindy Greenwood met with the Board Members and went into a Planning Commission lesson.

Meeting adjourned at 8:45 p.m.