

BOX ELDER COUNTY

The Board of Planning Commissioners of Box Elder County, Utah, met in public session at the regular meeting place at the Box Elder County Courthouse, 01 South Main Street, in Brigham City, Utah, at 7:30 p.m. on June 21, 1990.

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

Richard Kimber	Chairman
DeVon Breitenbeker	Member
Jon Thompson	Member
Lonnie Thorpe	Member
Steve Grover	Member
Junior Okada	Member
Allen Jensen	Ex-Officio Member

Absent:

Robert Valentine	County Commissioner
Denton Beecher	Ex-Officio Member

Mr. Kimber presented the Minutes of April 19, 1990 for approval. Mr. Grover made the motion to approve the Minutes as written. Mr. Thorpe seconded. None opposed. The motion carried unanimously.

AGENDA (ATTACHMENT No. 1):

DON GIBSON MINOR SUBDIVISION: (No one in attendance to represent Mr. Gibson) Mr. Kimber stated that some time ago two acres of the property had been sold but the individual buying the property had financial difficulty and could not pay for the property. Mr. Gibson then deeded one-half acre to the individual. This was in violation of the original plan for one-acre lots. The one-half acre has now been deeded back to Mr. Gibson to sell lots as originally described on the plan. Mr. Thompson made the motion to approve the minor subdivision with the provision that each parcel must remain intact as one acre lots as described and approved by the Planning Commission. Mr. Breitenbeker seconded. None opposed. The motion carried unanimously.

DON HILL, HILL'S HAVEN MINOR SUBDIVISION: (No one in attendance to represent Mr. Hill) Mr. Kimber presented a preliminary plan for a minor subdivision on 1330 West in the North Garland/Riverside area. The plan will meet the requirements of the Health Department. Mr. Breitenbeker made a motion to approve the concept of the plan. Mr. Grover seconded. None opposed. The motion carried unanimously.

JOHN POTTER, MINOR SUBDIVISION:

Mr. Potter presented a plan for a minor subdivision of five lots. Mr. Kimber stated the Health Department has given approval and culinary water is available. Mr. Breitenbeker made a motion to approve the plan. Mr. Thompson seconded. None opposed. The motion carried unanimously.

JOHN STEVENS CONDITIONAL USE PERMIT, GREEN HOUSE:

Mr. Kimber presented a plan for a conditional use permit to construct green houses in South Willard. No one was in attendance to answer questions posed by the Commissioners. Mr. Kimber made a motion to defer a decision on the permit until Mr. Stevens or a representative is present to answer questions. This was put in the form of a motion by Mr. Thorpe. Mr. Thompson seconded. None opposed. The motion carried unanimously.

The Commissioners discussed the lack of the presence of individuals applying for various permits and not being in attendance to answer questions. Mr. Kimber requested the Minutes state that Mr. Beecher advise those people applying for permits to be in attendance at the Planning Meeting when their permits are reviewed and discussed. Mr. Okada asked the request specify all commercial property, zoning, and all subdivisions over four.

REPORT ON CRABTREE OPERATION (Attachment No. 2):

Mr. Scott Crabtree reported on the letter from the Planning Commission that specified steps to be taken by Mr. Crabtree to comply with County Ordinances. Mr. Crabtree discussed the letter by stating he did not understand if the items listed on the letter were intended to be in priority order or not. Mr. Crabtree provided

the following information:

a. Obtain title to the property. The survey has been completed. The property is not in his name but should be completed by the first part of July. The money is in escrow to purchase about seven acres.

b. Stop all work on the bridge and said area. Mr. Crabtree stated he has been doing some work, very trivial as far as the bridge is concerned; some fairly good fill material has been brought in.

c. Mr. Crabtree stated condition number three should not be applicable since he is going to get title to the property.

d. Mr. Crabtree stated he met with the Pleasant View Council regarding a connection to their sewer and was told there would be no problem. He stated he has not applied for a building permit since he has not received title to the property.

e. Mr. Crabtree stated he has removed all debris from the State of Utah right-of-way.

f. Mr. Crabtree discussed the need for a written plan. He stated that several years ago he met with the County Commissioners advising them of his plan to develop Rocky Point. Each time he discussed his plan he was given the "green light" and encouraged to continue with the plan. He stated that he considers the County Commissioners at that time as giving him a mandate to continue. He commented on the gravel pit at Rocky Point as having been dug by the Utah Department of Transportation and is now a dumping ground for all types of debris that he is trying to cover with fill.

Mr. Kimber interrupted Mr. Crabtree's explanation by telling him how he could avoid all of this conflict by providing written plans of what is intended to be done with the bridge and the surrounding areas. Mr. Crabtree did provide an artist's concept drawing of how he would like Rocky Point to be developed. He also provided a set of plans for a building he intends to construct on the property adjoining the bridge location. Mr. Thompson advised Mr. Crabtree that the trusses he intends to use in the construction should be approved by a competent engineer. Mr. Breitenbeker advised Mr. Crabtree to provide plot plans of the area, building plans, etc., showing what is proposed. Mr. Thorpe added the Planning

Commission would like nothing more than to see the development continue, but they must know what the plans are and how they are to be completed with the bridge being the first priority.

Mr. Kimber concluded by stating any further action would be deferred until the meeting on June 27, 1990 with the State, Heritage Foundation, and the County. If the meeting is in Mr. Crabtree's favor, the Planning Commission will need concept plans, title to the property; Mr. Crabtree would be required to obtain a building permit and a written plan to identify how he intends to proceed.

SR 89 HEARING REPORT:

Mr. Kimber provided a copy of a report on the widening of SR 89 from Brigham City to Wellsville, Utah. The report was prepared by the Utah Department of Transportation and will be on file in Mr. Beecher's office.

ZONING REPORT ON AREA AROUND WILLARD:

Mr. Breitenbeker reported on a meeting he attended with individuals from Willard and Perry that would make new gravel pits a non-conforming industry in the area between Hot Springs and Brigham City. He stated an attorney has been retained to determine the legal aspects of accomplishing this. He added the group would like the Planning Commission to establish some type of a moratorium that would prevent the issuance of gravel pit permits until the issue is resolved for or against. SEE MINUTES, JULY 19, FOR VERBATIM TRANSCRIPT

UNSCHEDULED BUSINESS:

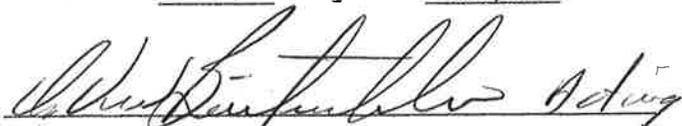
Mr. Thorpe asked if any action had been taken against the service station in South Willard where all of the old cars are beginning to accumulate. Mr. Kimber requested the Minutes reflect a request for Mr. Beecher to follow up on the problem and report back.

Mr. Thompson made a motion to adjourn at 8:35 p.m. Mr. Okada seconded. None opposed. The motion carried unanimously. Passed and adopted in regular session this 16th day of August, 1990.

ATTEST:



Allen L. Jensen
County Clerk


Richard D. Kimber, Chairman

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 scheduled for 21 June 1990, at 7:30 P.M.
2. Notice given to the newspaper this 20th day of June , 1990 .
3. Approval of the minutes of ^{19 APRIL} ~~17 May~~ 1990.
4. Scheduled Delegations:
 - A. Don Gibson Minor Subdivision
 - B. Don Hill, Hill's Haven Minor Subd.
 - C. John Potter Minor Subdivision
 - D. John Stevens Conditional Use Permit Green House
 - E. Report on Crabtree operation
 - F. SR 89 Hearing Report
 - G. Zoning Report on area around Willard (DeVon)
 - H.
 - I.
 - J.
5. Old Business
 - A.
 - B.
 - C.
 - D.

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CIRCA 1890's

March 20, 1990

Box Elder County

STATE OF UTAH

COUNTY COMMISSIONERS
FRANK O. NISHIGUCHI
ROBERT G. VALENTINE
JAMES J. WHITE

OFFICERS

AFTON R. DARNELL, COUNTY TREASURER
ALLEN L. JENSEN, COUNTY CLERK
ROBERT E. LIMB, COUNTY SHERIFF
MARIE G. KORTH, COUNTY RECORDER
JON J. BUNDERSON, COUNTY ATTORNEY
MONTE R. MUNNS, COUNTY ASSESSOR
DENTON BEECHER, COUNTY SURVEYOR
CARLLA J. SECRIST, COUNTY AUDITOR



CIRCA 1980's

Scott Crabtree
4100 North State Route 89
Ogden, Utah 84404

Dear Mr. Crabtree:

As per the Planning Commission request that we submit to you a letter stating the steps that need to be taken to comply with the County Ordinances, we offer the following:

1. Stop all work on the bridge and said area.
2. Obtain title to the property and provide proof of same to the Commission.
3. If title is not obtained, then the option is the present owners. If you are to proceed after obtaining proper permits, or if you are to vacate, and what condition you will leave the property, within the scope of the Ordinances.
4. Must apply for and obtain building, health, etc., permits for all buildings.
5. Remove all debris from State of Utah Right-of-Way.
6. Present a written plan as to how you plan to take care of the debris that has been placed on the private property, without a permit for a landfill.
7. Present a plan showing how the area in question will look upon completion.

said plan to show contours and a plan view of the site. As you indicated, this is to be a commercial venture; parking space shall be shown on the private property sufficient to meet the needs.

atc m. 2 (1)

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March 20, 1990

When each of these items are supplied and/or met we will place the issue on the Agenda for Planning Commission action.

Respectfully,

Richard Kimber
Chairman

cc: UDOT, Dallan R. Franks
Robert B. Clay

atclh m. 2 (2)



CIRCA 1890'S

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CIRCA 1980'S

June 29, 1990

JHCH Architects
135 North Main Street
Logan, Utah 84321

Re: Bothwell Ward Addition and Remodel

Gentlemen:

There is no conditional use permit required by the Planning Commission, or septic tank permit required by the Health Department for the project above mentioned.

Very truly yours,

Andre' Pommier
County Building Inspector

AP/spd

pc: Planning Commission