

MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
JUNE 27, 2002

The Board of Planning Commissioners of Box Elder County, Utah met at the County Courthouse, 01 South Main Street in Brigham City, Utah at 7:00 p.m., **JUNE 27, 2002**. The following members were present constituting a quorum:

Richard Kimber	Chairman
Jon Thompson	Vice-Chair
Royal Norman	Member
David Tea	Member
Theron Eberhard	Member
Ann Holmgren	Member
Deanne Williams	Excused

The following Staff was present:

Garth Day	County Planner
Elizabeth Ryan-Jepps	Department Secretary

The **session** was called to order by **Chairman Kimber** at 7:03 p.m. *The regularly scheduled meeting of the Planning Commission was rescheduled from June 20 to June 27, 2002 due to the lack of a quorum being present on the twentieth.*

The **Minutes** of the regular meeting held on May 16, 2002 were reviewed by the members present. Commissioner Tea made a motion that the Minutes be approved as written and submit to the Chairman for signature. The motion was seconded by Commissioner Eberhard and passed unanimously.

SUBDIVISIONS FOR APPROVAL

JASON & NICOLE JENSEN ONE-LOT SUBDIVISION, LOCATED AT OR ABOUT 435 NORTH 3000 WEST, WEST OF BRIGHAM CITY.

This one-lot subdivision is located in an un-zoned area within the County and consists of .58 acres. The petitioner has established proof of all utilities with water service being provided by the West Corinne Water Company. As this petition is in accordance with the existing subdivision ordinances and Zoning Requirements, Mr. Day recommended that the Commission grant Preliminary and Final approval at this time.

MOTION: A motion was made by Commissioner Eberhard that the Jason & Nicole Jensen One-Lot Subdivision be granted **preliminary and final approval** and authorize the Chairman to sign. The motion was seconded by Commissioner Tea and passed unanimously.

TWIN LAKES (D. L. ALEXANDER) ONE-LOT SUBDIVISION, LOCATED AT OR ABOUT 14130 N. HWY 38 IN THE COLLINSTON AREA

This one-lot subdivision is located in a RR-2 (two acre minimum lot size) area of the County and consists of 2.18 acres. The petitioner has established proof of all utilities with water being supplied by private wells located on the property. The petition is in accordance with the existing subdivision ordinances and Zoning requirements currently set forth and it was the recommendation of Mr. Day that the Commission grant Preliminary and Final approval at this time.

MOTION: A motion was made by Commissioner Eberhard that the Twin Lakes One-Lot Subdivision be granted **preliminary and final approval** and authorize the Chairman to sign. The motion was seconded by Commissioner Tea and passed unanimously.

NEW BUSINESS

The subdivision ordinance was tabled until a future date.

UNFINISHED BUSINESS

MILLENNIAL HEIGHTS, PHASE II (NINETEEN LOTS), LOCATED AT OR ABOUT 7650 SOUTH 500 WEST IN THE SOUTH WILLARD AREA

Mr. Day addressed the Commissioners regarding this subdivision which is currently zoned R-1-20. The petition is in accordance with the existing subdivision ordinances and Zoning requirements within the County. Proof of all utilities has now been established with letters received regarding the verification of water service from Willard Water District and approval from the Willard Flood Control District. All of the septic systems have been approved by the Health Department for the proposed nineteen lots contained in Phase II of this subdivision. The northeast section of lot 29 (labeled as "parcel A" on the plat) contains a debris basin and existing access road and this area is to be deeded to the Willard Flood District for use and maintenance. There is also a fifty-foot power line easement located within lot 29. The owner (of lot 29) may build a home up to the easement line, but not directly under it; however, a shed or other non-residential building could be constructed under the power line. (All of the setbacks for lot 29 will be written on the plat that is recorded for further reference by owners.) After some discussion by the members of the Planning Commission regarding Phase I and Phase II of the Millennial Heights Subdivision the Chairman asked for a motion on this petition.

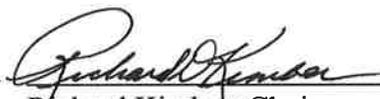
MOTION: A motion was made by Commissioner Thompson to approve the Millennial Heights Subdivision Phase II with the stipulation that lots 24, 27, 32, and 35 be restricted to limit the access from 7650 South due to the twelve percent grade of the road within the subdivision. The motion was seconded by Commissioner Tea and passed unanimously.

ZONING

Ms. Pat Comarell will meet with the Commissioners at their next regularly scheduled meeting in August 2002 regarding the issue of zoning in various parts of the County. The July 18, 2002 meeting of the Planning Commission was cancelled due to the holidays falling within that month.

A motion was made to adjourn the meeting at 8:37 p.m. by Commissioner Holmgren and all concurred.

Passed and adopted in regular session this 15th day of August, 2002.



Richard Kimber, Chairman
Box Elder County
Planning Commission