

PLANNING COMMISSION MEETING

July 15, 1982

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, July 15, 1982 at 7:30 p.m. Chairman Jerry Wilde presiding. Members present were Jerry Wilde, Charles Kimber, Kent Newman, Don Chase. Others present were Rex Adams, Denton Beecher, Will Cross.

EAGLE SPRING MINOR SUBDIVISION - (Mr. Richard Eversoll and Don Rigdon). Mr. Eversoll and Mr. Rigdon presented their plat. Mr. Chase cautioned the developer that the county will not accept 26 feet right-of-way for public use but would approve it as a private right-of-way. Mr. Eversoll and Mr. Rigdon agreed to this stipulation. If, in the future, he develops anymore lots, they would have to develop their improvements and dedicate proper width roads.

Don Chase made a motion, seconded by Kent Newman, that the concept and preliminary subdivision be approved conditionally subject to 26 feet private right-of-way and that the plat be corrected to reflect all the changes and authorized the chairman to sign when the County Surveyor approves it.

Mr. Rigdon asked to have a temporary permit for a mobile home for 2 years. The Commission turned this request down and suggested that he place it on a permanent foundation.

SUMMER HILLS SUBDIVISION. Wayne Crow presented a preliminary plat of 127 lots of the Subdivision, Phase I, and explained the development to the Commission.

The Commission requested that the Phase shall have 2 accesses.

Second Phase was submitted for preliminary approval. The double frontage lots would not be approved nor would the alignment of the road as it exists. Also concern was expressed regarding the remnant of property on the west. Don Chase made the motion that when these items are corrected that the preliminary of Phase 1 & 2 be approved. Motion was seconded by Charles Kimber and passed.

FLOOD MANAGEMENT ORDINANCE. Will Cross and Rex Adams met with the Commission to report the flood meeting they attended

on July 13 - 14, 1982 in Salt Lake City.

Mr. Cross handed out a copy of the Administrative Procedures for Flood Plain Management Ordinance. They explained the procedure and cautioned the Planning Commission about approving any development in a flood plain area.

Commr. Chase made the motion that all development in South Willard area must conform to the approved study of Rollins, Brown & Gunnell. Motion seconded by Kent Newman, voting was unanimous in the affirmative.

PARK VALLEY ZONING. Kent Newman made the motion that the County Commission proceed with the zoning in the Park Valley District, motion was seconded by Charles Kimber, all voting in favor.

Meeting adjourned at 9:00 p.m.