

MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
JULY 20, 1995

The Board of Planning Commissioners of Box Elder County, Utah met in regular session in the Commission Chamber of the Box Elder County Courthouse, 01 South Main in Brigham City, Utah at 7:00 p.m. on **July 20, 1995**.

The meeting was called to order by Chairman Richard Kimber with the following members present: (A quorum was not present.)

Richard Kimber	Chairman
Louis Douglas	Member
Stan Reese	Member
Denton Beecher	Ex-Officio Member, Surveyor
LuAnn Adams	Recorder/Clerk

EXCUSED:

Jon Thompson	Member
David Tea	Member
Deanne Halling	Member
Royal Norman	Commissioner, Member

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN KIMBER STATED THAT SINCE A QUORUM WAS NOT PRESENT, THE PLANNING COMMISSION WOULD NOT BE ABLE TO TAKE OFFICIAL ACTION.

LEN WOOLLEY ECONOMIC DEVELOPMENT

Len Woolley, Economic Development Director, said the Economic Board is interested in getting a County Planner to organize and plan county-wide between the county and the municipalities. Mr. Woolley has met with a lot of municipalities in Box Elder County regarding this idea and has received a lot of positive feedback. The municipalities are looking for ways to fund the planner and criteria for the position. Mr. Woolley feels this will be a benefit to all Planning Commission groups and will help economic development in the future.

Chairman Kimber said he see some pluses in having a joint planner with the county and the municipalities. Members Stan Reese and Louis Douglas felt it was a good idea.

MARY HANSEN C.U.P. FOR A PRIVATE SCHOOL IN AN RR-5 ZONE

Mary Hansen, representing the Ben Franklin Academy, said they would like to use the Old Harper Church House which is now being used as a residence, as a private school. Ms. Hansen said the school will be open on Tuesday, Wednesday and Thursday for four hours. The ages of children will be 10 through adults, and they anticipate 50-150 students. Parents will be bringing the children to school and dropping them off, so parking will not be a problem. The school will not be an accredited school, but the students can get a G.E.D.

Chairman Kimber wants to make sure the building meets the code for a private school. He asked Denton Beecher to have the County Building Inspector set up a time with the Fire Marshall and the Health Department to inspect the building. He also asked to see Ben Franklin Academy's state license.

WILLARD CITY - C.U.P. FOR A WATER TANK IN A MU-160 ZONE

Denton Beecher explained that Willard City needs a C.U.P. for a water tank. All of the Planning Commission members that were present felt there would be no problems.

C.U.P. AT&T - TOWER FOR CELLULAR PHONE

Denton Beecher explained that AT&T is requesting a C.U.P. for a cellular phone tower on Engineer Mountain just west of Thiokol on the Ray Adams' Property. Mr. Beecher explained that the road and utilities are already there. The Commission did not have a problem with issuing this conditional use permit.

LLOYD WHITAKER MINOR SUBDIVISION

Lloyd Whitaker said he is requesting an amendment to his minor subdivision and adding more lots to the additional lots. They are not perpendicular or radial to the street as per the ordinance; therefore, he is requesting an exception because of the terrace of the land for irrigation purposes. These lot lines fit the terrace configuration. No action was taken.

C.U.P. APPLICATION - JERRY COOK

Mr. Cook explained that he had previously been granted a zone change. He appeared before the Planning Commission with a C.U.P. application for storage bays and a mobile home office/home. He explained they will build the storage bays in phases, and there will be gravel around the area. The area will also be fenced for security purposes. The Commission advised Mr. Cook to get with Denton Beecher and finish his application.

FRED MANNING MINOR SUBDIVISION

Denton Beecher said the Fred Manning Minor Subdivision was submitted and has all of the approvals to date. No action was taken by the Planning Commission.

CORP OF ENGINEERS LETTER - DENTON BEECHER

Denton Beecher read a letter he received from the U.S. Army Corps of Engineers dated July 19, 1995. (Attachment No. 2)

SPECIAL PLANNING COMMISSION MEETING

Chairman Kimber stated that since a quorum was not present, it would be necessary to call a Special Planning Commission Meeting on Thursday, August 3, 1995 at 7:00 p.m. in order to take action on items from tonight's meeting.

ADJOURNMENT

The meeting adjourned at 8:17 p.m.

Passed and adopted this 3 day of August, 1995.


Richard D. Kimber, Chairman

ATTEST:


LuAnn Adams
Recorder/Clerk

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 schedule for July 20, 1995 at 7:00 P.M.
2. Notice given to the newspaper this 19th Day of July 1995.
3. Approval of the minutes of June 15, 1995.
4. Scheduled Delegations:
 - A. Mary Hansen C.U.P. for a Private School in an RR-5 Zone.
 - B. Willard City - C.U.P for a water tank in a MU-160 Zone.
 - C. C.U.P. AT&T - Tower for cellular phone.
 - D. Minor Subdivisions.
 - E.
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business:
 - A.
 - B.
 - C.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

July 19, 1995

Regulatory Branch

Danton Beecher
Box Elder County Planning
01 South Main Street
Brigham City, UT 84302

Dear Mr. Beecher:

The public may have questions concerning the current and proposed changes to the U.S. Army Corps of Engineers (Corps) Regulatory Program and the proposed amendments to the Clean Water Act (CWA). Since these changes will affect your office and communities, the Corps is making an effort to keep the public abreast of these changes.

Some of the revisions to the Corps' Regulatory Program include:

1. Permit decisions will be made with consideration of the functions of the wetlands. These functions include flood attenuation, water quality improvement, and wildlife habitat. Greater flexibility is utilized in permitting projects which will impact low functioning wetlands.

2. A proposed nationwide general permit will allow landowners to affect up to one half acre of wetlands to construct a single-family home and attendant features such as a garage and driveway. The nationwide permit, which can be used only once, will have a notification requirement, an on-site minimization requirement, and prohibitions against use in new subdivisions.

3. Individuals that are not covered under the proposed nationwide permit will be allowed a certain amount of flexibility. Small landowners impacting up to 2 acres of wetlands for the construction or expansion of a home or farm building, or expansion of a small business, will not be asked to look at off-site alternatives located on property not owned by the applicant.

4. The Corps will continue its partnership initiative with planning commissions at a county or city level within the State of Utah. This will continue to give prospective permittees the ability to obtain all necessary information as to the permitting process as well as the role the Corps plays in the permitting process.

As agreed upon by the Corps' Sacramento District Commander, Colonel John N. Reese, and Congressman James V. Hansen, part of this initiative includes making presentations to county officials as well as to the public concerning the proposed CWA changes and the Corps' new regulatory policies. The presentations can be arranged through our office.

If you have any questions, please contact me at our Utah Regulatory Office, 1403 South 600 West, Suite A, Bountiful, Utah 84010, telephone (801)295-8380.

Sincerely,



Brooks Carter
Chief, Intermountain
Regulatory Section

July 25, 1995

Dear Planning Commission Member,

Enclosed is a copy of the Planning Commission Minutes from July 20, 1995.

Because a quorum was not present and the Planning Commission was unable to take action, it is necessary to call a special meeting on August 3 at 7:00 p.m. Please mark your calendar and let my office know early if you will be unable to attend.

Thanks.

Sincerely,

LuAnn Adams
Box Elder County Recorder/Clerk

Enclosure