



sign. The Motion was seconded by **Commissioner Ann Holmgren Jensen** and passed unanimously.

## **NEW BUSINESS**

### **SOUTH WILLARD RE-ZONE DISCUSSION: WHITE'S FAMILY FARM AND WADMAN INVESTMENTS PROPERTIES.**

Mr. V. Jay Wadman was present at the meeting representing Wadman Investments having submitted an application for re-zoning of their properties in South Willard (Application SS04-011). The staff talked about the properties owned by Wadman Investments that are presently in the development stage on the Pleasant View side of the hill, which joins more of their property located in South Willard. The White's Family Farm is next to Wadman's and both are interested in re-zoning to half-acre lots. A sewer feasibility study has been completed for this area of the County and any future plan for this area should include a sewer for homes in this area. Mr. Wadman stated that for the development of their property, they would want to wait until a sewer line is brought into the area and not install septic tanks. White's Farm has currently contracted with a large firm in Ogden for the development of a master plan for their property. Staff desires to postpone processing the petition by the Wadman Investments until the petition is received by White's Farms to see how both landowners are planning for the development of their respective property. Wadman Investments is petitioning for half-acre lots for housing development in their petition. White's Farm has been in contact with BonaVista Water in Pleasant View to supply water and many of the other infrastructure issues are currently under way for upcoming development once a re-zone has been completed. Another developer on the west side of Highway 89 is also looking into bringing in a sewer line to their development in South Willard from Weber County. Many of the landowners in this part of South Willard are looking to the future and are not necessarily in a hurry to start development right now but possibly in the next five years. Staff concluded by stating that no decision will be made at this meeting regarding any re-zoning in this area until a community plan can be done much like the one which took place in West Corinne and is currently in the process in the Bothwell area.

## **UNFINISHED BUSINESS**

### **CHERRYWOOD ESTATES SUBDIVISION (ELITE HOMES, LLC) APPLICATION SS04-007, LOCATED AT OR ABOUT 8100 SOUTH HIGHWAY 89 IN THE SOUTH WILLARD AREA.**

Phase I of the Cherrywood Estates Subdivision contains nineteen lots and the property is currently zoned R-1-20 (or half acre lots). The South Willard Water Company and the Willard Flood Control Board have reviewed this project; both have given their preliminary approval for the subdivision. On the final plat for the subdivision there will be a signature block for both of these agencies to sign giving their approval to the subdivision development. The petition appears to be in accordance with the existing subdivision ordinances and zoning requirements. Access to the subdivision is off an existing road that is not currently a County road, but is proposed to be developed into a County road and dedicated over to the County. The three lots that have frontage on Highway 89 will not have any access from the state highway but only from within the subdivision on 875-900 West Street. There has been a feasibility and traffic study completed on State Highway 89 by UDOT. This

subdivision is approximately one thousand feet south of the Twin Falls Subdivision and these two subdivisions will eventually connect through 900 West. Staff recommended both preliminary and final approval at this time. The final encroachment permit from UDOT and the engineer's cost estimate for the public improvements is still needed before final approval should be given by the County Commission.

**MOTION:** A Motion was made by **Commissioner Jon Thompson** to grant **Preliminary and Final** approval of the Cherrywood Estates Phase I Subdivision subject to completion of the documentation from UDOT and the Engineers cost estimate and submit to the Chairman for his signature. The Motion was seconded by **Commissioner Theron Eberhard** and passed unanimously.

## **WORKING REPORTS**

### **BOTHWELL COMMUNITY PLAN**

Mr. Garth Day stated that the members of the Bothwell Community Planning Committee wanted to schedule a joint work session with the Planning Commissioners for Thursday, August 5, 2004 at 6:00 p.m.. At that time the Bothwell Committee would be able to present their findings and recommendations for the proposed zoning in the Bothwell area. After the meeting with the Bothwell Planning Committee and the Planning Commission, there would be another a series of public hearings and possibility of another town meeting to present the recommendations to the citizens of the community. **Commissioner Clark Davis** asked about the format of the joint work session and who would be the facilitator for this meeting. Pat Comarell will be at the meeting to help facilitate as she has been working with the Planning Committee since they started this process approximately eight months ago. There will be four maps of the area showing the proposed recommendations. Two maps showing the majority report and two maps showing the minority report as not all of the members of the planning committee are in total agreement as to the zoning for the area. This area of Bothwell is now in a second Moratorium, which will remain in effect for six months.

## **PUBLIC COMMENTS -- NONE**

A Motion was made by **Commissioner Ann Holmgren Jensen** to adjourn the meeting at 8:45 p.m., seconded by **Commissioner Theron Eberhard**.

Passed and adopted in regular session this 23rd day of September 2004.



Richard Kimber, Chairman  
Box Elder County  
Planning Commission