

**MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
AUGUST 3, 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 **August 3, 1995**.

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

Richard Kimber	Chairman
Stan Reese	Member
Deanne Halling	Member
Jon Thompson	Member
Royal Norman	Commissioner, Member
Denton Beecher	Ex-Officio Member, Surveyor
LuAnn Adams	Recorder/Clerk

EXCUSED:

David Tea	Member
Louis Douglas	Member

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN KIMBER PRESENTED THE MINUTES OF JUNE 15, 1995 FOR APPROVAL. A MOTION WAS MADE BY STAN REESE TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY DEANNE HALLING AND UNANIMOUSLY CARRIED.

CHAIRMAN KIMBER PRESENTED THE MINUTES OF JULY 20, 1995 FOR APPROVAL. A MOTION WAS MADE BY STAN REESE TO ACCEPT THE MINUTES WITH THE FOLLOWING CORRECTION: UNDER LEN WOOLLEY - ECONOMIC DEVELOPMENT IN THE SECOND PARAGRAPH CHANGE THE WORD SEE TO SEES. THE MOTION WAS SECONDED BY DEANNE HALLING AND UNANIMOUSLY CARRIED.

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

Denton Beecher said Mary Hansen met with the Planning Commission on July 20th to make a request for a Benjamin Franklin Academy to be located at the Old Harper Church House. It has recently been used as a private home, and they want to utilize it as a private academy. Mr. Beecher said that the Planning Commission met and discussed this C.U.P. in July. Ms. Hansen was asked

about the availability of parking. The Commission felt the parking was justifiable with the number of people that will be utilizing parking. Mr. Beecher said we also asked them if they had the fire marshal, building inspector and health department inspect the facility to see that it was adequate for the needs and met the codes as a public facility rather than a private residence. The number of students they will have in the school was discussed, and they said they would have no more than 150 students at any one time. Without a quorum the Commission was unable to render a motion.

MOTION: A motion was made by Commissioner Norman to recommend the approval of the C.U.P. for a private school to the County Commissioners with the following conditions: (1)The building passes state fire and building codes (2) approval from the health department (3) they have a state license for a private school (4) the permit be a year-to-year permit. The motion was seconded by Stan Reese and unanimously carried.

Chairman Kimber said the reason he suggested a year-to-year C.U.P. is because if they lease the building on a nine-month basis they may be out of business, and Chairman Kimber would like to terminate the C.U.P. at that time.

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

Mr. Beecher said Willard City Corporation is asking for a permit for a water storage tank in association with their water system in Willard. The tank will be located outside of the corporate limits in a MU-160 zone which is immediately north of the Fife Pit on the Wells Property. The MU-160 Zone allows this storage tank by a conditional use permit. They will excavate into the hill during construction, after which it will be backfilled and planted. It is located immediately south of the Willard Canyon and is not in the flood zone.

MOTION: A motion was made by Jon Thompson to recommend to the County Commissioners to accept the C.U.P. for the Willard water tank construction with the condition that the ground be recovered and revegetated after construction. The motion was seconded by Commissioner Norman and unanimously carried.

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

Mr. Beecher stated that AT&T wants to install a 100' tower just to the north of the present MCI tower on Engineer Mountain west of Thiokol. The property is owned by Ray Adams. It is in an unzoned area, and it doesn't require a C.U.P. Historically, Mr. Beecher brought this item to the Commission so the Planning Commission is aware of this cellular phone tower.

MOTION: A motion was made by Commissioner Norman to approve the AT&T conditional use permit. The motion was seconded by Stan Reese and unanimously carried.

MALAD RIVER HEIGHT MINOR SUBDIVISION AMENDMENT

Mr. Beecher explained that in 1980 the Planning Commission approved the Malad River Height Minor Subdivision. Six lots on the Ross Rudd Property were approved at that time. He explained that Bruce Evans, a son-in-law to Ross Rudd, wants to build on lot number six, and Mr. Rudd has given Mr. Evans the rest of the ground. He wants to amend the subdivision to amend the configuration of lot six to include all of his property.

MOTION: A motion was made by Stan Reese to approve the Malad River Height Minor Subdivision amended as recommended and allow Chairman Kimber to sign the plat. The motion was seconded by Jon Thompson and unanimously carried.

LLOYD WHITAKER MINOR SUBDIVISION AMENDMENT

Mr. Beecher said that some time ago the Planning Commission approved the minor subdivision lot for Artell Whitaker as a one-lot minor subdivision. The property was terraced some time ago for water purposes, and he made these lots configured to fit the levelings and the terraces. The ordinance says the lines shall be perpendicular or radial unless approved by the Planning Commission. Mr. Beecher explained that Lloyd Whitaker met with the Planning Commission on July 20th and discussed the reason why he would like the amendment. The three members present said they did not see any problems. Mr. Beecher explained the subdivision has been approved by the health department.

MOTION: A motion was made by Jon Thompson that we approve the Lloyd Whitaker Minor Subdivision Amendment and authorize Chairman Kimber to sign the plat. The motion was seconded by Deanne Halling and unanimously carried.

FRED MANNING MINOR SUBDIVISION

Denton Beecher explained that the Fred Manning Minor Subdivision is located across from the Landfill in Tremonton.

MOTION: A motion was made by Stan Reese to approve the Fred Manning Minor Subdivision and authorize the chairman to sign. The motion was seconded by Jon Thompson and unanimously carried.

COUNTY-WIDE PLANNER

Denton Beecher said that Len Woolley, Economic Development Director, met with the Planning Commission on July 20 to look at the possibility of getting a County Planner on staff and getting some work done with some of the things that are coming to the County in the future. Mr. Beecher

said the county would like to start doing a little better planning than in the past. He explained that we need county-wide planning and zoning to control the growth to Box Elder county and preserve agriculture. Mr. Woolley has talked to some of the municipalities, and they are interested in this concept. The planner would be working for Box Elder County and its municipalities.

Chairman Kimber said that we have reached a point in time when we need to start looking at a professional planner in assisting our county, and we have reached a point where we may save ourselves from a lot of headaches and legal problems down the road if the municipalities are willing to come in and assist in the employment of a professional planner. He said it will take a great burden off of the Planning Commission and Denton Beecher.

Jon Thompson said another reason that we need a planner is to protect the county from water pollution caused by septic tanks.

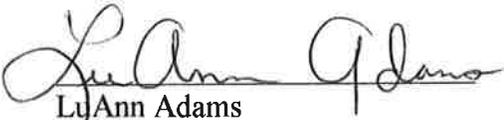
MOTION: A motion was made by Jon Thompson that the Planning Commission approves and supports the concept of the county-wide planner, and we encourage the County Commission and the Association of Governments to look into a County-Wide Planner to see if it is feasible. The motion was seconded by Stan Reese and unanimously carried.

CANCELLATION OF AUGUST 17 MEETING

MOTION: A motion was made by Jon Thompson to cancel the August 17 meeting. The meeting was seconded by Deanne Halling and unanimously carried.

ADJOURNMENT

A motion was made by Jon Thompson to adjourn. The motion was seconded by Deanne Halling. The meeting adjourned at 8:34 p.m


LuAnn Adams
Recorder/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 schedule for August 3rd, 1995 at 7:00 P.M.
2. Notice given to the newspaper this 2nd Day of August 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. County Wide Planner Issue.
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business:
 - A.
 - B.
 - C.