

**MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
AUGUST 15, 1996**

The Board of Planning Commissioners of Box Elder County, 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 15, 1996.

The following members were present constituting a quorum:

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

EXCUSED: David Tea Member

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF JULY 18, 1996 FOR APPROVAL. A MOTION WAS MADE BY JON THOMPSON TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY LOUIS DOUGLAS AND UNANIMOUSLY CARRIED.

ZONE CHANGE REQUEST IN SOUTH WILLARD - BILL MARSH

Bill Marsh made an application for a zone change immediately south of the Willard City Corporate limits. The area is presently zoned an RR-5, and Mr. Marsh is requesting that the approximately 100 acres be rezoned to an RR-20. County Surveyor Denton Beecher stated that this request is compatible to the other zoning in the area.

MOTION: A motion was made by Jon Thompson that the Planning Commission recommend to the County Commission that the RR-5 zone be changed to an RR-20 on the Bill Marsh property in South Willard. The motion was seconded by Stan Reese and unanimously carried.

SUNRISE MOUNTAIN MINI RANCHES, PHASE I - OWEN TUSTIAN

Mr. Owen Tustian came to the Commission table requesting approval on the preliminary plan and final plat for the Sunrise Mountain Mini Ranches, Phase I located in Bothwell. County Surveyor Denton Beecher stated the zoning department has received a service letter from Mr. Fuel and Utah Power and Light. There is title insurance on the property and Mr. Tustian has prepared a protective covenant to be recorded with the plat. Mr. Beecher said there are still some unanswered issues regarding financing, horse trails crossing the roadway and access into the subdivision through the Marble Hills Subdivision. Mr. Beecher recommended that a concrete crossing be placed where the horses will cross the roadway. He explained the access problem from the Marble Hills Subdivision and told the Commissioners that the county has not taken over perpetual maintenance of the Marble Hills Subdivision.

MOTION: A motion was made by Louis Douglas to accept the preliminary plan and conditionally accept the final plat subject to the conditions being met and authorized the Chairman to sign away from a meeting. The motion was seconded by Jon Thompson and unanimously carried.

Commissioner Norman is concerned if the Marble Hills Road is a proper road and he would like to see it brought up to standards.

BAKER SUBDIVISION - CONCEPT & PRELIMINARY SUBMISSIONS

Mr. Baker is proposing to create six lots south of Bear River City. Lot No. two will be a flag lot and other lots will front onto Hwy 13. Mr. Baker was asked to obtain an access permit from UDOT. The zoning department has received a letter from the West Corinne Water Company.

MOTION: A motion was made by Jon Thompson to approve the concept and preliminary plans on the Baker Subdivision. The motion was seconded by Deanne Halling and unanimously carried.

HOLMGREN ESTATES NO. III PHASE IV - DENTON BEECHER

County Surveyor Denton Beecher presented the subdivision and explained that this property is in the unincorporated area of the county but within the one-half mile limit of Tremonton and within their boundary for expansion. The owner has petitioned to be annexed into Tremonton; however, the 120 day waiting period is still in effect. Mr. Beecher presented this subdivision for the Planning Commission's information.

MOTION: A motion was made by Jon Thompson to give Tremonton City the Planning Commission's blessings with this subdivision and for them to proceed as if it were in Tremonton and to proceed with the annexation as soon as time permits. Motion seconded by Louis Douglas and unanimously carried.

REQUEST FOR BEEF JERKY SALES - DENTON BEECHER

County Surveyor Denton Beecher stated that Mr. Callis Lund has asked for permission to sell beef jerky along Highway 89 at the former weigh station in South Willard. The Commission could see nothing wrong with this request and gave their approval.

JENNIFER LILLYWHITE MINOR SUBDIVISION

County Surveyor Denton Beecher stated that the Jennifer Lillywhite minor subdivision is located at 13630 North and 6000 West and is in an unzoned area. Mr. Beecher said the zoning department has received a letter from the Riverside/North Garland Water Company and the plat has been signed by the district sanitarian. Mr. Beecher feels this plat is ready for approval.

MOTION: A motion was made by Stan Reese to accept the Jennifer Lillywhite Minor Subdivision and allow the chairman to sign the plat. The motion was seconded by Louis Douglas and unanimously carried.

YEATES MINOR SUBDIVISION

Mr. Beecher explained that Lynn Yeates is creating three lots in Honeyville. The area is zoned for five-acre lots. The plat has been signed by the Health Department and Bear River Water Conservancy will be providing the water.

MOTION: A motion was made by Jon Thompson to approve the Yeates Minor Subdivision and authorize the chairman to sign the plat. The motion was seconded by Deanne Halling and unanimously carried.

LAMAR HESSLOP SUBDIVISION

LaMar Hesslop is requesting to put in a minor subdivision immediately west of the county roadshed. This is a one-lot subdivision. Mr. Beecher indicated that the county has not received approval from the health and water departments.

MOTION: A motion was made by Jon Thompson to approve the LaMar Hesslop minor subdivision conditionally upon approval by the Health Department and the Water Company. The motion was seconded by Louis Douglas and unanimously carried.

WADE NORMAN MINOR SUBDIVISION

Wade Norman is requesting a one-lot subdivision at 6800 W 4000 N.

MOTION: A motion was made by Deanne Halling to accept the Wade Norman Minor Subdivision conditionally upon approval by the West Corinne Water Company and the Health Department. The motion was seconded by Stan Reese and unanimously carried.

Commissioner Norman abstained from voting.

ALLRED MINOR SUBDIVISION

The Allred Minor Subdivision is located on the west side of factory street on the west side of the canal bank in Garland. County Surveyor Denton Beecher recommended that they get an access permit from Garland City for each of the lots.

MOTION: A motion was made by Jon Thompson to table this minor subdivision for further information. The motion was seconded by Commissioner Norman and unanimously carried.

PARK WEST ESTATES SUBDIVISION

This subdivision is located on 6800 West just north of 4000 North. They are asking four lots for preliminary approval.

MOTION: A motion was made by Louis Douglas to accept the Park West Subdivision for a preliminary plan. The motion was seconded by Stan Reese and unanimously carried.

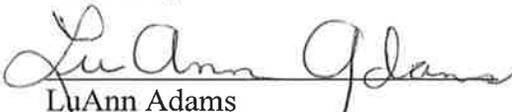
ADJOURNMENT

A motion was made by Stan Reese to adjourn. The meeting adjourned at 9:05 p.m.

Passed and adopted in regular session this 19 of September, 1996.


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 scheduled for August 15, 1996 at 7:00 P.M.
2. Notice given to the newspaper this 13th Day of August 1996.
3. Approval of the minutes of July 18, 1996.
4. Scheduled Delegations:
 - A. Zone change request in South Willard - Bill Marsh.
 - B. Sunrise Mountain Mini Ranches.
Phase I - Owen Tustian.
 - C. Baker Subdivision - Concept & preliminary submissions.
 - D. Holmgren Estates No. III Phase IV.
Discussion - Denton Beecher.
 - E. Minor Subdivisions.
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business:
 - A.
 - B.