



**MOTION:** A motion was made by **Commissioner Norman** that the Val G. Call One-Lot Subdivision be granted **preliminary and final approval** and authorize the Chairman to sign. The motion was seconded by **Commissioner Tea** and passed unanimously.

**ORSON POULSEN ONE-LOT SUBDIVISION, LOCATED AT OR ABOUT 7760 NORTH 12400 WEST IN THE THATCHER/PENROSE AREA.**

This one-lot subdivision is located in an un-zoned area of the county and consists of one acre. The petitioner has established proof of all utilities with water being provided by the Thatcher/Penrose service district. As the petition is in accordance with the currently existing Zoning and Subdivision requirements, Mr. Day recommended granting Preliminary and Final approval at this time.

**MOTION:** A motion was made by **Commissioner Norman** that the Orson Poulsen One-Lot Subdivision be granted **preliminary and final approval** and authorize the Chairman to sign. The motion was seconded by **Commissioner Tea** and passed unanimously.

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**NEW BUSINESS**

**SHENE GORING ROAD VACATION PETITION, LOCATED AT OR ABOUT 15200 NORTH, IN THE HAMPTON FORD AREA.**

The petitioner has requested that a portion of this road, approximately 975 feet, be vacated. The road is located in the Hampton Ford area on the west side of the river. The road to be vacated would start at the river and continue for 975 feet west along 15200 North. The property is surrounded on all sides by the Hampton Ford property, LLC, and would only affect this landowner. There is currently no zoning in the area and this section of the area is not developed and the road is a dead end at the river. The petitioners (land owners) are concerned because this road allows some public access to private property and there has been some problems in the past with vandalism on the property. The petitioner is in accordance with section 17-27-808 of the Utah State Code and the Box Elder County Land Use Management and Development Code. **Commissioner Kimber** asked if there would be any problems vacating the road up to the property line of Hampton Ford, LLC, and the joining property owner Lloyd R. Adams. The petitioners did not see any problems with adding the additional 30-40 feet to continue to the quarter section line (property line). Mr. Day told the Commissioners that it would be in the best interest of both the County and the Petitioner to clear up this situation by vacating this portion of road. He went on to explain that the roll of the Planning Commission is to recommend to the County Commission that the road be vacated and, in turn, they would notify UDOT and a notice would be put in the newspaper for a period of four weeks concerning the intent to vacate this road.

**MOTION:** A motion was made by **Commissioner Thompson** that a recommendation be made to the County Commission that the 975 feet of 15200 North in the Hampton Ford area be vacated, or to the nearest property/quarter section line. The motion was seconded by **Commission Holmgren** and passed unanimously. (The recommendation to the

County Commission will be to vacate the road to the nearest property/quarter section line.)

**THE FARMS SUBDIVISION PHASE II, LOCATED AT OR ABOUT 7300 SOUTH ON US 89 IN THE SOUTH WILLARD AREA.**

This nine-lot subdivision in Phase II of the Farms Subdivision in South Willard is currently zoned R-1-20 and all lots within this phase meet the minimum area requirements of one half acre. Phase I of this subdivision consisting of sixteen lots was previously approved by the Planning Commission. The petitioner has established proof of all utilities with water being provided by the South Willard Water Company. The Willard Flood Control has reviewed the request as well as the Health Department. There is an Agricultural Protection area adjacent to the proposed subdivision and it is so noted on the plat. Mr. Day told the Commissioners that the petition appeared to be in accordance with the existing subdivision ordinances and Zoning Requirements. He went on to state that the lot lines between lots 24/25, and 21/ 22 are non-radial lot lines (not exactly perpendicular to the road), but did not feel that this was a problem. Because of the curve of the road where lots 24 and 25 are located, and lots 21 and 22 are located on the cul-de-sac, having the lot lines perpendicular on these lots would create some odd corners for maintenance. Mr. Day also noted that the cul-de-sac meets the minimum requirement of 50 feet. One final note that Mr. Day presented to the Commissioners was that before this petition would be presented to the County Commission for approval, the petitioner would have to have the financial guarantee for the improvements placed in an escrow account. This amount is to cover the costs of the improvements to the subdivision and is controlled by the Planning Office as to how it is paid out in order to protect the public and insure that the improvements are made. It is also required by the petitioner that an additional ten percent be placed in this account to protect the public for a period of one year should any problems arise in the subdivision's improvements. With this said, Mr. Day recommended granting Preliminary and Final approval of this subdivision. Commissioner Kimber made note of the number of subdivisions in this area and the concern that the area would soon be inundated with septic systems if a sewer system is not put in sometime in the near future. Commissioner Williams asked about the access road into the subdivision and whether there would be any other main access granted in the future. Mr. Day stated that only one main access into the (entire) subdivision is planned from Highway 89, although stub roads are included for access to areas containing one lot. If there are two or more lots on a road/street, then a temporary cul-de-sac is required. After some further discussion by the Commissioners concerning the Farms Phase II Subdivision, the Chairman asked for a motion on the petition.

**MOTION:** A Motion was made by Commission Tea that the Farms Subdivision Phase II be granted preliminary and final approval. The motion was seconded by Commissioner Williams and passed unanimously.

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**UNFINISHED BUSINESS**

## ZONING

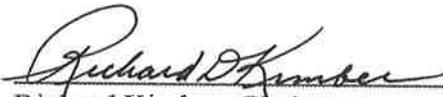
Ms. Pat Comarell and Mr. Day led a discussion with the Planning Commissioners concerning the zoning in the (west) Corinne area of the County. The discussion centered on what boundaries the Commissioners would like to use to outline or determine the area to be zoned; a possible field trip for them to view the area being considered; marking up of available maps for the area and the major concerns that they have. The remainder of the discussion centered on the landowners in the area and how they may react to the zoning, along with the issue of large Federal lands, water, sewer, and transportation in this part of the County. There are other issues that will be dealt with at upcoming meetings. Attached to these Minutes are Ms. Comarell's outline prepared for this meeting.

## MARBLE HILL DISCUSSION

Mr. Day spoke with the Commissioners concerning the Marble Hills Estates Development west of Tremonton. There have been several issues since this Development was approved some years ago (1979). The County has never accepted the improvements that were made to the Development, i.e. particularly the roads in the subdivision. Because of this, the County does not maintain the streets/roads and many of the residents are concerned that something be done to rectify this matter. Marble Hills was the first development/subdivision to be done within the County and some of the tools that are in place now to guarantee that the improvements are done by the builder/contractor were not required at that time. There are approximately 186 lots within the development and approximately fifty homes at present. The original contractor no longer has anything to do with this development, thus, the improvements have not and were not done earlier. Since this development was started some twenty/twenty-five years ago, many of the roads/streets in the area are in need of repair since over the years they were not properly maintained. This development has been a problem for the County with snow removal and road maintenance throughout the year(s). About ten homeowners were present at this meeting (although it was not a public hearing) and expressed their concerns to the Commissioners. A realtor (Zane Forerer) has approached Mr. Day's office and is interested in trying to help this development area and the homeowners. Mr. Forerer has purchased some of the vacant lots and would like to help fix this existing problem. Mr. Day stated that there are some resources available, such as a Special Improvement District (SID), funds through the Redevelopment Agency, tax increments, etc. to free up some funds to help with the road improvements. Commissioner Kimber felt that the resident's concerns should be listened to and see what can be done to help with this situation. As this was the first time this item had been presented to the Commission, more work and research will need to be conducted, along with meetings with the residents of the area, to determine what can be done. A number of public meetings would be held for the residents to vote upon any action that would take place with a SID or any other possible solution proposed.

A motion was made to adjourn the meeting at 9:12 p.m. by Commissioner Holmgren and seconded by Commissioner Williams; all concurred.

Passed and adopted in regular session this 26th day of September, 2002.

  
Richard Kimber, Chairman  
Box Elder County  
Planning Commission