

PLANNING COMMISSION MEETING

August 16, 1984

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, August 16, 1984, at 7:30 p.m.

Members present were: Don Chase, Glen Nelson, Jay McFarland, Tom Mower.

Ex-officio: Denton Beecher.

The minutes of July were not ready for review as the clerk has been unable to prepare them. It was moved by Don Chase to review and approve said minutes in September.

CLIFF KERR - BOARD OF ADJUSTMENTS

Mr. Kerr met with the Commission upon request of Mr. Chase to explain to the Commission the Board of Adjustments position regarding the Von Curtis case. He explained that they examined all the different aspects of this case. They sent out 37 letters to people in the area of which 7 turned out to the meeting. They in no way felt that they were in anyway undermining the zoning laws or changing the ordinance. They felt that each case shall be considered on its own merits and situations. They felt that as several of the lots in this area were 4 acres, plus or minus, that what they granted was not out of line. He also expressed that this does not necessarily mean that the next issue will be dealt with in the same manner. The Commission thanked Mr. Kerr for taking the time to come in and explain the issues.

TABBS MINOR SUBDIVISION

Keith and Bernice Clark and Ralph and Shirlene Jones met with the Commission and presented their subdivision which is located in Collingston. Mr. Clark indicated that he did not have all the data to present it for final approval, but he would like to ask the Commission some questions. He showed the commission that he had a permit from UDOT for a single access to serve both lots 5 and 7. He also showed a letter from Utah Power & Light that they will serve him power under their tariff laws. Mr. Clark made a request that the Commission grant to him an exception from the ordinance. He would like to have the side yard be east and west and not at right angles to 3100 west st. Due to the large size of the lots and the configuration of the lots, he felt it best to not have them at right angles to 3100 west. Don Chase made a motion that Mr. Clark be allowed to have the side lots not at right angles to 3100 West st. Motion was seconded by Jay MacFarland with all voting in favor.

The Commission asked Mr. Clark how he was going to provide water to each lot? He said, they have drilled a well and will run a line to each lot. There were several questions and suggestions made to him. He is to provide the necessary storage. The approval of the subdivision was tabled for a month to allow Mr. Clark time to obtain all the items necessary for approval.

LEWIS LARSEN MINOR SUBDIVISION

Since there were no one present to represent the Larsen Subdivision, Mr. Beecher presented the 4 lot minor-subdivision and indicated that all items were submitted for approval of this subdivision. Don Chase made a motion that the subdivision be approved and authorize the chairman to sign the plat. The motion was seconded by Tom Mower with all voting in favor.

HOG FARM IN RR-10 ZONE

Mr. Beecher gave a report on a complaint about a hog operation in the area between Perry and Willard. The property is presently owned by Hazel Stauffer. Mr. Beecher indicated that he had sent a letter to the Stauffers and that they have responded and will have the person who is operating the hog farm apply for a permit. The Planning Commission asked Mr. Beecher to contact Harold Lindsay to look at the situation and to give some suggestions.

Comm. Don Chase read a letter from the USU Foundation (Copy 1) and encouraged all to attend the meeting on September 5, 1984 at 7:30 p.m.

Meeting adjourned at 8:50 p.m.



Utah State University Foundation

UTAH STATE UNIVERSITY

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AUG 15 1984

August 14, 1984 BOX ELDER COUNTY

Don Chase
Box Elder County Planning Commission
P.O. 718
Brigham City, Utah 84302

Dear Don:

On July 5, 1984 the United States Department of Agriculture published rules implementing the Federal Farmland Protection Policy Act of 1981. These rules require that all Federal agencies' actions be evaluated for their impact on productive agricultural lands. This requirement, which applies to much of the housing, community facilities, transportation, and resource development activity in Utah, will set in motion a nationwide process of evaluating the quality of agricultural lands.

In anticipation of the adoption of the rules, and of the extensive number of cropland evaluations they will necessitate, the Utah Department of Agriculture, the State Office of the Soil Conservation Service, and the Utah State University Foundation have developed a simple, but highly useful cropland evaluation system that can be tailored to each of the State's counties.

In order to make sure that the Utah Cropland Evaluation System, as it is applied to Box Elder County, is appropriate to the local situation, we are asking for your help in reviewing and modifying the System. An initial meeting is planned for 7:30 P.M. on Wednesday, September 5, at the Commissioner's Room, County Courthouse in Brigham City. We would greatly appreciate the attendance of all Box Elder County Planning Commissioners. With your help we can do a lot to assure that this Federal program is administered in a way that is somewhat sensitive to local realities.

The meeting on the 5th will be an informal one, consisting of a demonstration of the Utah Cropland Evaluation System and a discussion of the factors used to evaluate and compare croplands. We will also be able to show you how, if you want, the System could be used for local planning purposes, such as the review of subdivision plats or zoning change requests.

We'll look forward to meeting you on September 5.

Sincerely

L. New

Utah Cropland Evaluation System Team

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CIRCA 1890'S

Box Elder County,

STATE OF UTAH

BRIGHAM CITY, UTAH 84302

OFFICERS

GLEN S. FIFE, COUNTY TREASURER
JAY R. HIRSCHI, COUNTY CLERK
ROBERT E. LIMB, COUNTY SHERIFF
MARIE G. KORTH, COUNTY RECORDER
JON J. BUNDERSON, COUNTY ATTORNEY
VON R. CURTIS, COUNTY ASSESSOR
DENTON BEECHER, COUNTY SURVEYOR
DORIS L. OLSEN, COUNTY AUDITOR

COUNTY COMMISSIONERS

DON E. CHASE
GLEN R. CURTIS
JAMES J. WHITE



CIRCA 1980'S

June 29, 1984

Richard Kimber, Chairman
County Planning Commission
803 Edgehill Drive
Brigham City, Utah 84302

Dear Richard,

Our office has frequent requests from title companies, lending institutions and individuals to clarify the present lot and block number system we use on our subdivisions. In reviewing the ordinance, 7-4(5), I would like to submit the following revision for your consideration and possible adoption:

7-~~3~~(5) All blocks-and-all lots within-each-block shall be consecutively numbered.

By eliminating the blocks and numbering all lots consecutively it would certainly eliminate possible errors on descriptions and confusion in this area.

Warmest regards,

Marie G. Korth
Box Elder County Recorder