PLANNING COMMISSION MEETING
August 19, 1982

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, August 19, 1982 at 7:30 p.m. Chairman Jerry Wilde presiding. Members present were Jerry Wilde, Thomas Mower, Jay MacFarlane, Charles J. Kimber, Kent Newman, J. Glen Nelson, Don Chase. Others present were Denton Beecher, Jay Hirschi.

MINUTES

A motion was made by Kent Newman that the minutes of the Planning Commission meeting held July 15, 1982, be approved as written. Motion was seconded by Don Chase with all voting in favor.

SUMMER HILLS ESTATE PHASE 2 (Higley)

The Planning Commission reviewed some drawings presented by Ed Higley and Wayne Crow for proposed lot development in the Summer Hills Estate. There were several questions expressed by the Commission in that there was not a double access road on the lower development. There were doublefrontage lots which would effect 3 lots. These could not be approved unless additional land was obtained from Lee T. Summers, or the plat be corrected. Don Chase also asked about the possibility of a recreational area within the development since there was none shown on the plat. Mr. Crow stated that a recreational area is planned but on a long range term. Mr. Higley, who will be doing the construction, is desirious of getting one house built in the project to get a better idea of what the potential of the area would be.
It was requested by the Commission that the double frontage lots be improved and then present a preliminary plat for review and consideration. Mr. Higley presented to the Commission a set of protective covenants for their review.

It was also stated by the Commission that the County would not accept any road improvements until 80 homes were built in the Marble Hill Estates project, and therefore would have to have an agreement with Marble Hills for access.

Wayne Crow will prepare additional plats and documents for Denton Beecher to review prior to the next month meeting.

ZONING COUNTY LAND ADJACENT TO TREMONTON CITY

Council person Myrl Nish informed the Commission that Tremonton City has adopted an Airport Influence District A-1 zone to protect the property adjacent to the airport and to restrict construction projects which would hinder the airport traffic. She asked for County support and cooperation in zoning the area adjacent to the airport which is outside the city limits. Following a discussion, the Planning Commission suggested that the City Council of Tremonton send their request by letter to the County Commissioners for their consideration. A motion was made by Glen Nelson that a letter also be sent to the County Commission giving their approval and that the Planning Commission should prepare their recommendation for the County Commissioners consideration. Motion was seconded by Kent Newman with all in approval.

DOREN B. BLANCHARD MINOR SUBDIVISION

Denton Beecher presented for approval the Doren B. Blanchard Minor Subdivision located on the East Garland Highway. He informed the Commission that the Ucon Water Company would furnish cullinary water sufficient for the project. The Development has not had the Health Department approval. Following a discussion, Jay MacFarlane made a motion that the subdivision be approved subject to inspection and approval from the Health Department. Motion was seconded by Glen Nelson with all in approval.

Jay MacFarlane made a motion that Jerry Wilde be retained as Chairman of the Planning Commision with Kent Newman as Vice Chairman. Motion was seconded by Glen Nelson and approved.

Meeting adjourned.

CHAPTER 17
AIRPORT INFLUENCE DISTRICT, A1

17-1 PURPOSE INTENT

THE PURPOSE OF THE AI DISTRICT IS TO DESIGNATE THOSE AREAS WITHIN TREMONTON CITY THAT MAY EITHER AFFECT OR BE AFFECTED BY THE USE OF TREMONTON CITY'S MUNICIPAL AIRPORT.

IT IS THE PURPOSE OF THESE REGULATIONS TO PERMIT THE WIDEST POSSIBLE LATITUDE IN THE USE OF PROPERTY, WHILE AT THE SAME TIME PROTECTING BOTH THE USE OF THE EXISTING AIRPORT FACILITY, AND THE SAFETY AND WELFARE OF THE RESIDENTS OF THE SURROUNDING AREAS.

17-2 PERMITTED USES

THE FOLLOWING USES ARE PERMITTED IN THE AI DISTRICT; TILLING OF THE SOIL; AND (2) RAISING OF CROPS.

17-3 CONDITIONAL USES

(1) AIRPORT RELATED OPERATION.

(2) ALL USES ALLOWED AS PERMITTED OR CONDITIONAL USES IN THE RM, CN, CS, CH, CG, MD, MG DISTRICTS ARE ALLOWED IN THE AI DISTRICT UPON ISSUANCE OF A CONDITIONAL USE PERMIT.

17-4 SPECIAL PROVISIONS

A. ALL DEVELOPMENT WITHIN THE AI DISTRICT MAY BE DIVIDED OR DEVELOPED ONLY UNDER PLANNED UNIT DEVELOPMENT APPROVAL.

B. THE FOLLOWING CRITERIA SHALL BE CONSIDERED IN GRANTING CONDITIONAL USES IN THE AI DISTRICT:

1- A SAFETY ZONE SHALL BE MAINTAINED FOR A LENGTH OF 1000 FEET FROM THE END OF THE AIRPORT RUNWAY. THE WIDTH OF THIS ZONE SHALL BE 250 FEET AT THE RUNWAY AND FLARE TO 450 FEET AT A DISTANCE OF 1000 FEET FROM THE END OF THE RUNWAY. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN THIS SAFETY ZONE.

2- NO OBJECT SHALL PENETRATE A 20:1 APPROACH SLOPE BEGINNING 200 FEET FROM THE RUNWAY END FLARING FROM 250 FEET WIDE AT THE INNER END, TO 1250 FEET WIDE AT THE OUTER END, 5200 FEET FROM THE RUNWAY END.

3- SPECIAL PROVISIONS MAY BE REQUIRED BY THE PLANNING COMMISSION TO FURTHER PROTECT THE PURPOSE OF THE AI DISTRICT. THESE PROVISIONS MAY INCLUDE:

a. A RESERVATION IN THE DEEDS FOR THE RIGHT TO FLIGHT AND THE RIGHT TO MAKE NOISE.

b. A NOTICE TO THE PUBLIC IN THE PLAT RECORD OF A PUBLIC RIGHT TO OVERFLY THE PROPERTY INCLUDING THE RIGHTS INCIDENT TO FLIGHT SUCH AS SOUND, VIBRATION, AND FUME PRODUCTION.

c. OTHER CONDITIONS AS THE TREMONTON CITY PLANNING COMMISSION REQUIRES.

C. ALL DEVELOPMENTS SHALL MEET REQUIREMENTS OF FEDERAL AVIATION REGULATIONS PART 77, "OBJECTS AFFECTING NAVIGABLE AIRSPACE". FAA FORM 7460-1 SHALL BE FILED BY DEVELOPER BEFORE FINAL APPROVAL CAN BE GIVEN.

17-5 AREA, WIDTH, FRONTAGE, YARD, COVERAGE, HEIGHT REGULATIONS

TO BE DETERMINED BY CONDITIONAL USE PERMIT OR PLANNED UNIT DEVELOPMENT APPROVAL.