

**BOX ELDER COUNTY**  
**September 8, 1994**

The Board of Planning Commissioners of Box Elder County, Utah, met in regular session in the Commission Chambers of the Box Elder County Courthouse, 01 South Main Street, in Brigham City, Utah, at 7:00 p.m. on September 8, 1994.

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

Richard Kimber	Chairman
Jon Thompson	Member
Stan Reese	Member
Louis Douglas	Member
Deanne Halling	Member
Allen Jensen	Commissioner, Member
Marie McKinnon	Recorder/Clerk Secretary

**Excused:**

David Tea	Member
Marie Korth	Ex-Officio Member, Recorder/Clerk
Denton Beecher	Ex-Officio Member, Surveyor

**AGENDA: (Attachment No. 1)**

**APPROVAL OF MINUTES:**

Chairman Kimber presented the Minutes of August 18, 1994, for approval. Mr. Douglas made a motion to approve the Minutes of August 18, 1994, as prepared. Commissioner Jensen seconded. None opposed. The motion carried.

**ZONE CHANGE REQUESTS: ~~Willard Area~~**

**Willard Area:**

Mr. Ron Nelson, Chairman, Willard City, Box Elder County Flood District, met with the Planning Commission to discuss a proposed Sensitive Area Zone. Mr. Nelson stated the Flood District would like to create a Sensitive Area Zone in some of the flood prone areas along the Wasatch Front from North Willard to South Willard. He said the District feels obligated as a Board to try to protect the environment as best they can. He emphasized the flood waters can take lives and destroy property, citing past events in the area. Mr. Nelson said the Willard area is one of the worst in the State for flooding. Abuse of the land cannot be tolerated. He said the work being done in the Jack B. Parson gravel pit below Cook's Canyon is an example of the abuse. He asked that the Planning Commission recommend the zone change to the County Commission.

Mr. Nelson referred to a zone change application and a letter of instructions written by Surveyor Denton Beecher and asked for directions. Chairman Kimber stated the Planning Commission would need to see the completed application before they could issue any direction. Mr. Nelson stated according to the instructions, all of the property owners in the proposed zone would have to be contacted. He asked what would happen if any of the property owners objected. Chairman Kimber replied one group or one individual could not stop the proposal. Chairman Kimber stressed the interest of the Planning Commission is the welfare of the County, and all of the correct processes must be followed.

Commissioner Jensen stated in the August meeting a motion was made that the County Commission adopt a \$100.00 filing fee for zone change requests. The fee was passed and put into effect in the September 6 Commission Meeting. Since the Willard Flood District had presented their proposal in the August meeting, Commissioner Jensen stated he felt the \$100.00 fee should not apply.

Mr. Thompson stated Mr. Nelson has made some allegations that there are many environmental laws that are being violated and asked if they had been addressed by the Planning Commission. He asked Mr. Nelson to make a list of the violations and present them to the Planning Commission.

Mr. Nelson challenged the Planning Commission to go with the Flood District Board to the Parson's operation in Willard where the major violations are and see them. A lengthy and heated discussion followed between Mr. Nelson and Mr. Thompson concerning the alleged violations. Mr. Thompson emphasized the Flood District should make sure they are doing everything possible to protect the citizens of Willard.

Ms. Halling stated the Planning Commission would go to the Parson's operation as a Board with no one else to persuade or influence them. They would go with an open mind and inspect what is being done. Ms. Halling stated she took some of the things Mr. Nelson said personally because he has insinuated the Planning Commission does not take his concerns seriously. She said they do take his concerns very seriously.

#### **Thatcher Area:**

Commissioner Jensen presented a map illustrating proposed zoning in the Thatcher area. He pointed out one area owned by Mr. John Loosle which is presently zoned. Commissioner Jensen stated when the County Commission held a public hearing for the proposed re-zoning, there was no one in attendance in support. However, none of the people attending the public hearing and voicing their opposition live in the area proposed for re-zoning. Mr. Douglas stated to his knowledge all of the people in the affected area are in favor of the zoning with the exception of Mr. John Loosle. Commissioner Jensen said the public hearing was advertised in the

newspaper as required. The Commissioners discussed the map and the ownership of the property.

Commissioner Jensen stated a recommendation needs to be made as the zoning issue is scheduled to go before the County Commission on September 20 at which time a decision will be made.

Mr. Thompson made a motion that the Planning Commission recommend to the County Commission that all of the property be included in the zoning with the exception of the property owned by Mr. John Loosle. Ms. Halling seconded. None opposed. Commissioner Jensen abstained. The motion carried.

**OLD BUSINESS:**

Commissioner Jensen stated letters had been written by the Willard Flood District and UDOT to Mr. Abde Sharifan concerning his taking rocks off the mountain down near the Weber County line. Commissioner Jensen stated he has met with Mr. Sharifan who assured him he would clean up the area and open the channel by the weekend.

Mr. Thompson made a motion to adjourn at 8:20 p.m. Ms. Halling seconded. None opposed. The motion carried.

Passed and adopted in regular session this 20<sup>th</sup> day of October, 1994.

 (FOR)  
Richard D. Kimber, Chairman

ATTEST:

  
Marie G. Korth  
Recorder/Clerk

**BOX ELDER COUNTY PLANNING COMMISSION  
COUNTY COMMISSION CHAMBERS  
BOX ELDER COUNTY COURTHOUSE  
BRIGHAM CITY, UTAH  
September 8, 1994**

1. Public agenda for the Box Elder County Planning Commission meeting scheduled for September 8, 1994 at 7:00 p.m.
2. Notice given to the newspaper this 7th day of September, 1994.
3. Approval of the Minutes of August 18, 1994.
4. Scheduled Delegations:
  - A. Zone change request - LaVee Hemsley
  - B. Thatcher Re-zoning issue - Commissioner Jensen
  - C.
  - D.
  - E.
5. Old Business
  - A. Old business from last meeting
  - B.
  - C.