

PLANNING COMMISSION MEETING

September 11th, 1986

Meeting of the Box Elder County Planning Commission held on Thursday, September 11th, 1986 at 7:30 P.M. at the County Commission Chambers. Those present were Chairman Richard Kimber, Jon Z. Thompson, Devon Breitenbeker, & Denton Beecher. Excused from the meeting was Ex Officio Jay R. Hirschi. Others present at the meeting were Robert and Mary Jean Kotter, Mike Lund, Charles Giles and Joseph and David Yeates.

KOTTER SUBDIVISION SKETCH PLAN

A sketch plan of the Kotter subdivision is shown to the commission. The Kotters are leaning towards getting a preliminary final approval in one step. Mr. Beecher states that there are several things that are not completed at this time, but with a few minor changes could be acceptable and in compliance with the planning commission regulations. The sketch plan shows what the final plat would be when completed. Two items that Mr. Beecher brought up were the width and the shape of the lots and the need to bring them into compliance with the regulations. At this time they are pie wedge shaped. Also Mr. Beecher needs to know where the easements are located. Mr. Beecher suggests that the addresses be issued at the time of commencement of building on the lots.

The utility letters are in and state that they will provide the utilities as usual. There is a table discussion on how to change the lots to bring them into compliance and whether to create a flag lot. Jon Z. Thompson makes a motion that to have the sketch plan approved providing the changes are made and subject to the approval of one other member of the board after the polling of the members - the motion is seconded and passed under the existing circumstances.

GOLDEN ADAMS MINOR SUBDIVISION

THIS SUBDIVISION is consisting of the property that is East on Riverside on SR 129, that goes from Logan, Utah to Riverside and 4400 West, which is that road that comes North out of East Garland- State Highway 129.

This sketch submitted for a minor subdivision with $\frac{1}{2}$ acre lots with 100 feet frontage. They have existing water - will have to go with septic tanks in that area, so they need to have a minimum of $\frac{1}{2}$ acre lots. The engineer states that they will have to get the Board of Health's approval on the subdivision because of the water table and the use of septic tanks. There is discussion on the water table, drain fields and wells and drilling for wells. Jon Z. Thompson brings up the question of zoning in that area and a protective covenant, sidewalks and curb and gutter. The conclusion reached is that one lot should be omitted, leaving six lots for the minor subdivision with 120 feet frontage.

Riverview Estate

Mr. Charles Giles presents to the board, his plan to move a mobile home onto his lot during the duration of building a home for his own

use. He makes a request to the planning commission to obtain a conditional use permit that would allow him to live in a mobile home during the construction of a single family dwelling. He states that a period of time from 18 months to two years would be required. Discussion is held on the problems that could be incurred with the approval of such a permit and of the regulation concerning this issue by the planning board. After much discussion the conditional use permit is denied by the board.

YEATES SUBDIVISION

A sketch plan of this division is presented to the planning commission board. Several of the problems exist here as existed in the Kotter subdivision, such as the shape of the lots and whether to create a flag lot or not. Discussion is held on the best way to change the sketch plan to comply with the regulations. It is designated that the homes run perpendicular to the road. The motion is made that sketch plan be approved in one step subject to the polling of the other members of the board and obtaining one more vote and on the condition that the sketch plan be brought into compliance and being approved by Mr. Denton Beecher.

PAM HILL SUBDIVISION

Being no quorum present and no one appearing in the interest of the Hill subdivision, the matter cannot be reacted to and is tabled for a meeting at a later date.

PLANNING COMMISSION MEETING
SEPTEMBER 11th, 1986

Meeting of the Box Elder County Planning Commission held on Thursday, September 11th, 1986 at 7:30 P.M. at the County Commission Chambers. Those present were Chariman Richard Kimber, Jon Z. Thompson, Devon Breitenbeker, and Denton Beecher. Excused from the meeting was Ex Officio Jay R. Hirschi. Others present at the meeting were: Robert and Mary Jean Kotter, Mike Lund, Charles Giles and Joseph and David Yeates.

KOTTER SUBDIVISION SKETCH PLAN

A sketch plan of the Kotter subdivision was shown to the Planning Board Commission. The Kotters are leaning towards getting a preliminary final approval in one step. Mr. Beecher states that there are several things that are not completed at this time, but with a few minor changes the plat could be acceptable and in compliance with the Planning Commission regulations. The sketch plan shows what the final plat would be like when completed. Two items that Mr. Beecher brought up were the width and the shape of the lots and the need to bring them into compliance with the regulations. At this time they are pie wedge shaped. Also Mr. Beecher needs to know where the easements are located. Mr. Beecher suggests that the addresses be issued at the time of the commencement of building on the lots.

The letters from the utility companies are here and in essence state that they will provide the utilities as usual. There is a table discussion on how to change the lots to bring them into compliance with the Planning Commission regulations and whether or not to create a flag lot. Jon Z. Thompson makes a motion to have the sketch plan approved providing the changes are made and subject to the approval of one other member of the board, after the polling of the members. The motion is seconded and passed subject to approval of the sketch plan.

GOLDEN ADAMS MINOR SUBDIVISION

This subdivision consists of the property that is East on Riverside on SR 129, on the road that goes from Logan, Utah to Riverside, Utah and 4400 West, which is that road that comes North out of East Garland on State highway 129.

This sketch plan submitted for a minor subdivision with $\frac{1}{2}$ acre

lots with 100 feet frontage. They have existing water, but will have to go with septic tanks in that area, so they need to have a minimum of ½ acre lots. The engineer for the project states that they will have to get the Board of Health approval on the subdivision because of the water table and the use of septic tanks. There is a table discussion on the water table, drain fields, wells, and the drilling of wells. Jon Z. Thompson brings up the question of zoning in that area the advisability of a protective covenant, sidewalks, curb and gutter.

The conclusion reached is that one lot should be omitted, leaving six lots for the minor subdivision with 120 feet frontage for the lots.

RIVERVIEW ESTATE

Mr. Charles Giles presents to the planning board, his plan to move a mobile home onto his lot during an indefinite length of time, that it would take him to build a permanent single family dwelling for his own use. He makes a request of the planning board to grant him a conditional use permit for this use. He presents to the board: that it would take from 18 months to 2 years to complete the project. A table discussion is held: stating the problems that have been incurred before and that would in all probability arise, and the conflict it has with the regulations of moving mobil homes ordinances. After all of the pro and cons have been discussed, the planning commission denies the conditional use permit.

YEATES SUBDIVISION

A sketch plan of this division is presented to the planning commission board. Several of the problems exist with this plan as existed with the Kotter sketch plan, such as the shape of the lots and whether or not to create a flag lot and change the shape. Discussion is held on the best way to change the sketch plan to comply with the regulations. It is designated that homes run perpendicular to the road. The motion is made that the sketch plan be approved in the same manner as the Kotter subdivision plans, subject to the changes being approved by Mr. Beecher and the polling of the other members of the board and another consenting vote.

PAM HILL SUBDIVISION

There being no quorum present, the board makes the decision that the matter cannot be acted on in this meeting and is tabled to a later date.