

**MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
SEPTEMBER 19, 1996**

The Board of Planning Commissioners of Box Elder County met in regular session in the Commission Chamber of the Box Elder County Courthouse, 01 South Main in Brigham City, Utah at 7:00 p.m. on September 19, 1996.

The following members were present constituting a quorum:

Richard Kimber	Chairman
Jon Thompson	Member
Louis Douglas	Member
Stan Reese	Member
Royal Norman	Commissioner/Member
Deanne Halling	Member
David Tea	Member
Denton Beecher	Ex-Officio member, Surveyor
LuAnn Adams	Recorder/Clerk

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF AUGUST 15, 1996 FOR APPROVAL. A MOTION WAS MADE BY JON THOMPSON TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY LOUIS DOUGLAS AND UNANIMOUSLY CARRIED.

ZONE CHANGE REQUEST NORTH OF GARLAND - FRANK MONTGOMERY

County Surveyor Denton Beecher explained that this is a request to start the process for zoning in the area bounded by Garland on the south, SR13 on the east, going north to take in Nucor with the section line west of Nucor as the west boundary. Mr. Beecher said they would like the zoning to include Nurcor because Nucor is interested in zoning. Frank Montgomery said they have not laid out any type of zones, just a boundary. Mr. Montgomery said he has talked to a number of residents in the area, and they are favorable of starting the zoning process. Mr. Montgomery has a junk yard next to his house, and the residents would like to prevent these types of businesses from coming into their residential areas. Chairman Kimber recommended that a committee be formed consisting of five-six people to formulate some type of plan and zones. It was also recommended that Stan Reese serve on this committee. Chairman Kimber stated that the Planning Commission encourages this type of zoning.

ZONE CHANGE REQUEST-COLLINSTON AREA - THAYNE SECRIST

County Surveyor Denton Beecher stated that Mr. Thayne Secrist has requested a zoning change from a MU-40 to a RR-2 on his property which is located one mile south of Collinston. Part of Mr. Secrist's property is already zoned a RR-2, and he would like the remainder of his property to be zoned a RR-2 so he can develop two-acre lots. Mr. Beecher stated that he is not taking productive farm land out of usage and feels the RR-2 zone would be compatible to the contiguous land.

MOTION: A motion was made by Jon Thompson that the Planning Commission recommend to the County Commission that the Thayne Secrist property which is currently zoned a MU-40 zone be changed to a RR-2 zone. The motion was seconded by Louis Douglas and unanimously carried.

BAKER SUBDIVISION FINAL SUBMITTAL

County Surveyor Denton Beecher stated that the concept and preliminary phases on the Baker Subdivision which is located south of Bear River City has been previously approved. Mr. Baker is now requesting approval on his final plat. Mr. Baker has obtained a permit from UDOT for access to the properties; they have given him three entrances off of HWY 13. Mt. Fuel, Utah Power and Light and West Corinne Water Company will provide services. Mr. Beecher said the surveyor is out of town and has not signed the plat, and the County Attorney has not reviewed this plat. He also explained there is an escrow agreement that has been filled out, but it is pending on the sale of the lots.

MOTION: A motion was made by Jon Thompson to authorize Chairman Kimber to sign the plat subject to the following conditions: that the \$31,200 be put in the escrow agent's account, the health department, County Attorney and Surveyor sign the plat and that the Planning Commission recommend this item go to the County Commission for their approval. The motion was seconded by Stan Reese and unanimously carried.

WELLS GRAVEL PIT (FIFE)

County Surveyor Denton Beecher explained that his office has received a letter from the bonding agent that held Fife's bond on the gravel pit east of Willard City. They want the bond released and Fife no longer has that permit.. The Wells Family, who owns the pit, has the permit but it has never been formally transferred from Fife Rock Products to the Wells family. The Wells family thought the permit had been transferred years ago. It was decided by the Wells family that they would formally have the permit transferred. They will check on the bond to see what it entails.

CLEAVE STEAD MINOR SUBDIVISION

Cleave Stead would like to make an amendment to his subdivision which is located south of Plymouth. Mr. Stead has received a letter from Plymouth stating that they will provide water, but

they need a health department permit.

MOTION: A motion was made by Louis Douglas to approve the Cleave Stead Minor Subdivision and authorize the chairman to sign the plat subject to approval by the Health Department. The motion was seconded by Stan Reese and unanimously carried.

KAYE CHRISTENSEN MINOR SUBDIVISION

County Surveyor Denton Beecher explained that this minor subdivision is located 1 ½ miles south of the LDS Church in Thatcher.

MOTION: A motion was made by Deanne Halling to accept the Kaye Christensen Minor Subdivision and authorize the chairman to sign the plat. The motion was seconded by David Tea and unanimously carried.

ADJOURNMENT

A motion was made by Stan Reese to adjourn. The meeting adjourned at 8:10 p.m.

Passed and adopted in regular session this 21 day of November, 1996


Richard D. Kimber, Chairman

ATTEST:


LuAnn Adams
Recorder/Clerk

AGENDA
BOX ELDER COUNTY PLANNING COMMISSION
MEETING PLACE; COUNTY COMMISSION CHAMBERS
BOX ELDER COUNTY COURTHOUSE
BRIGHAM CITY, UTAH

1. Public agenda for the Box Elder County Planning Commission meeting scheduled for September 19, 1996 at 7:00 P.M.
2. Notice given to the newspaper this 18 th Day of September 1996.
3. Approval of the minutes of August 15, 1996.
4. Scheduled Delegations:
 - A. Zone change request North of Garland - Frank Montgomery.
 - B. Zone change request-Collinston area-Thayne Secret.
 - C. Baker Subdivision Final Submittal.
 - D. Minor Subdivisions.
 - E. Wells Gravel Pit
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business:
 - A.
 - B.