

MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
SEPTEMBER 21, 1995

The Board of Planning Commissioners of Box Elder County, Utah 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 21, 1995**.

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

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

EXCUSED:

Deanne Halling	Member
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AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN KIMBER PRESENTED THE MINUTES OF AUGUST 3, 1995 FOR APPROVAL. A MOTION WAS MADE BY LOUIS DOUGLAS TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY STAN REESE AND UNANIMOUSLY CARRIED.

STORAGE UNITS, SOUTH WILLARD SHANNON COOK

County Surveyor Denton Beecher explained that during the July meeting the Cooks met with the Commission to obtain a final approval for their storage units as referred back from the County Commission. As there was not a quorum, no action was taken. County Surveyor Denton Beecher explained that the Cooks were not able to attend the special meeting of August 3rd. Mrs. Cook explained that the location of the storage units is at 7800 South and SR 89-91. She explained her desires, and that they would build one unit now and add additional units as the market demands. Mr. Beecher stated that the storm collection system needed to be built first.

MOTION: A motion was made by Commissioner Norman to recommend approval to the County Commissioners for a conditional use permit for storage bays in South Willard on 7800 South subject to the retention basin being constructed first, and that the units are built in phases. The motion was seconded by Louis Douglas and unanimously carried.

REQUEST FOR VARIANCE - OWEN TUSTIAN

Mr. Owen Tustian presented a request for a zone change in the Thatcher area located in Sections 8 & 9 T11N, R4W, SLB&M. He explained that he plans to develop the area and would like it done now so he won't have to come in again. A lengthy discussion was held regarding Mr. Tustian's plans.

MOTION: A motion was made by Jon Thompson to recommend to the County Commissioners that the zone change meets the requirements and would be in harmony with other development in the area and that a change to a R-1-20 zone be considered. The motion was seconded by Stan Reese and unanimously carried.

REQUEST TO AMEND CEDAR RIDGE SUBDIVISION - DAVID Z THOMPSON

Mr. David Z. Thompson showed the Planning Commission a copy of the original plat for Cedar Ridge Subdivision which is located north of Deweyville and east of SR 38. He said when the subdivision was originally developed two lots were left for retention ponds. He explained the changes he would now like to make. Mr. Thompson explained that he would like to decrease the size of the retention basins on lot 26 and lot 15 and be allowed to build on them. Commission Member Jon Thompson asked to abstain from any decisions because of a possible conflict of interest.

MOTION: A motion was made by Commissioner Norman that the Planning Commission agrees with the philosophy of this plan and when Mr. Thompson prepares an amended plat and shows the backup engineering to require a retention basin on Lot 26, the Planning Commission will consider its approval and that Lot 15 may be eliminated with proof that it can be replaced as planned. The motion was seconded by David Tea and the motion carried with an abstention by Jon Thompson.

STEPHENS MINOR SUBDIVISION

Mr. Denton Beecher explained that the Stephens Minor Subdivision is located on the Iowa String north of 6400 North. He explained there are six lots ranging from 3.58 to 5 acre lots. The Health Department has approved the plat but has not signed it, and the water for the subdivision will come from the West Corinne Water System. Mr. Beecher explained the area is not presently zoned.

MOTION: A motion was made by Jon Thompson to approve the Stephens Minor Subdivision and authorize Chairman Kimber to sign the plat with the stipulation that the water company be changed to West Corinne Water System and the Health Department sign the plat. The motion was seconded by Louis Douglas and unanimously carried.

J DELL MINOR SUBDIVISION

County Surveyor Beecher explained that this subdivision is immediately East of the Thatcher LDS Church at 10400 North. Mr. Beecher said he is asking for the creation of three lots, one of which is around an existing home. Water will be provided by Thatcher/Penrose and the sewer by septic tanks.

MOTION: A motion was made by Louis Douglas to approve the J Dell Minor Subdivision and authorize the Chairman to sign the plat after approval has been received from the Health Department. The motion was seconded by Stan Reese and unanimously carried.

WINDMILL MINOR SUBDIVISION

Lilly Thompson, from Bess Realty, came to the Commission Table. She was representing both the buyer and the seller. County Surveyor Denton Beecher stated that the property is located northwest of Riverside on 6000 West. He stated they have received approval from Riverside/North Garland Water Company, Utah Power and Light and the Health Department. He explained that the owners would like to create seven lots along 6000 West. Mr. Beecher said that a statement needs to be made that the County is not responsible for flooding and each individual lot is responsible for their own access onto 6000 West. He also stated the land is presently being used for grazing.

MOTION: A motion was made by Stan Reese to approve the Windmill Minor Subdivision subject to conditions stipulated and authorize Chairman Kimber to sign the plat. The motion was seconded by Jon Thompson and unanimously carried.

DELOND COLE MINOR SUBDIVISION

County Survey Denton Beecher explained that the Delond Cole Minor Subdivision is located on Highway 89 in South Willard. He stated the Health Department has given their approval but has not signed the plat.

MOTION: A motion was made by Jon Thompson to approve the Delond Cole Minor Subdivision and authorize Chairman Kimber to sign the plat subject to a signature from the Health Department. The motion was seconded by David Tea and unanimously carried.

ADJOURNMENT

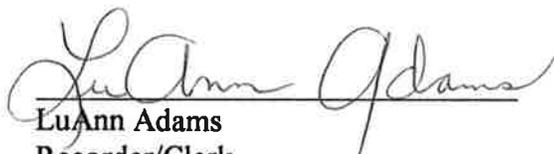
A motion was made by David Tea to adjourn and seconded by Stan Reese. The meeting adjourned at 9:00 p.m.

Passed and adopted in regular session this 16 day of November, 1995.



Richard D. Kimber, Chairman

ATTEST:



LuAnn Adams
Recorder/Clerk

AGENDA
BOX ELDER COUNTY PLANNING COMMISSION
BOX ELDER COUNTY COURTHOUSE
BRIGHAM CITY, UTAH

1. Public Agenda for the Box Elder County Planning Commission Meeting September 21, 1995 at 7:00 p.m
2. Notice given to the newspaper this 20th day of September, 1995
3. Approval of the Minutes of August 3, 1995
4. Scheduled Delegations:
 - A. Shannon Cook - Storage units, South Willard
 - B. Owen Tustian - Request for variance
 - C. Davis Z. Thompson - Request to amend Cedar Ridge Subdivision
 - D. Stepehns Minor Subdivision
 - E. J Dell Minor Subdivision
 - F. Jack Schroder Minor Subdivision
 - G. Delond Cole Minor Subdivision