

PLANNING COMMISSION MEETING

October 18, 1984

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, October 18, 1984, at 7:30 P.M.

Members present were: Richard Kimber, Don Chase, Kent Newman, Jay MacFarlane, Devon Breitenbeker, Thomas Mower, and Glen Nelson.

Ex-officio: Jay Hirschi

GLEN BARFUSS MINOR SUBDIVISION

Glen Barfuss presented a plat and informed the Commissioners that he wants to divide some 31 acres of ground in building lots. The plat showed 4 lots of about 3 to 4 acres for each lot with other land to be divided at some future date. The development is located South of Tremonton across the graveled road from where Mr. Barfuss presently lives. Mr. Chase raised the question of the width of the road on the North of the Development which runs to the Iowa String Road to the West. Mr. Barfuss said it was a narrow dirt and gravel road which would need some improvement. Mr. Chase said if it is a county road, it would require a 66' right-of-way before the County would do anything with it. Mr. Barfuss said it is presently about 30 feet wide, but is willing to give additional ground if necessary. Mr. Chase said it has been the practice that property owners on each side of the road give equal amounts so that a 66' road could be developed. Mr. Chase said that it would be necessary to get the road surveyed to determine what additional ground would be needed for a public road. Mr. Barfuss said he would do whatever necessary, but would like approval of the sketch plan for the Minor Subdivision. Don Chase made a motion that the sketch plan be approved, but any further approval would be dependent upon sufficient land for a 66' road on the North and approval of all necessary utilities. Motion was seconded by Jay MacFarlane with all voting in favor.

GRANT COOK CONDITIONAL USE PERMIT

At the request of the Planning Commission in a letter received by Grant Cook, written by County Attorney Jon Bunderson (copy 1), Mr. Cook met with the Commission to further discuss the problems created by hauling gravel from his pit. Mr. Cook said he has not hauled any gravel pertaining to the Box Elder County permit, because he said he is hauling gravel from section #23 which is in Willard City, but would eventually be in Section #24 which is in the County. He said the slopes, if in violation of the Permit, are not in the County, but he would be willing to abide by the County permit when hauling gravel from the County side. Mr. Cook stated that the slopes were not $1\frac{1}{2}$ to 1 slope when he entered the property, but more on a 1 to 1 slope. He said he would be glad to go over the area with Mr. Beecher to determine if he is operating on the County side or the Willard side. Don Chase suggested that Mr. Cook operate under the conditions of the County Permit when the division is established and to control the dust regardless of which side he is hauling gravel from. He agreed to do so, and said he would put a tank on a semi truck and sprinkle the ground with water when a large hauling project is being done. Comm.

Chairman Richard Kimber said they would take the matter under advisement until a determination has been made of the dividing line between City and County by Denton Beecher.

THOMAS THORPE REQUEST FOR A PRIVATE ROAD AND BUILDING PERMIT

Kirk Thorpe met with the Commission and presented a sketch wherein he wanted to do some development across the street from the old Harper Ward chapel. He said there is a total of 25 acres, one lot being 5 acres and the other lot being 20 acres. He wants approval to construct a private road from the highway to service both lots. Devon Breitenbeker said he understood that by the ordinance, it would be necessary to make the road into a public road when more than one lot is being developed. The Ordinance was produced from which was read that a public street or a private street approved by the Governing body could be allowed. Devon said he would like to research further, because he feels that frontage should be on a public road. Mr. Chase told Mr. Thorpe that if they ever expect there will be a need for a public road in the future, now is the time to plan for a 66' right-of-way. If development continues and homes are built on the property there may not be sufficient land area to allow a 66' road to be constructed and the County will not maintain a road which is less than the 66'. Mr. Chase also informed Kirk that a concept plan will be necessary before they can take much action. Mr. Thorpe wanted to get the road approved during this meeting to get started. Motion was made by Jay MacFarlane that a public road consisting of a 66' right-of-way be approved. That a private road be also approved if it conforms with the Box Elder County Ordinance. That if a private road is constructed, Box Elder County is in no way obligated to maintain said road. That if a public road is constructed it will conform to the requirements for a public road. Motion was seconded by Glen Nelson and approved. Mr. Thorpe was informed to prepare a concept plan which shows approval from the Health Department for water and sewer accommodations and also electrical.

MIKE WESTMORELAND CONDITIONAL PERMIT REQUEST

Mike Westmoreland informed the Commission that he has a 10 acre plat of ground on which he wants to build a house. He wants Commission approval to move a mobile home on the property temporarily until he completes the construction of his house. He was informed by the Commission that this was not allowed under the ordinance regulations unless the mobile home is on a permanent foundation. However he was informed that if he was willing to move the mobile home near his father's house, they would approve this action providing it met utility requirements. He was instructed to meet with County Surveyor Denton Beecher to get a building permit to build his house.

DOVE CREEK SUBDIVISION FINAL SUBMITTAL

The final plat for the Dove Creek development in the Park Valley area was presented for approval. During the discussion, it was stated that this development approval went beyond its first time limitation as specified in the Code. An extension of time was approved, but it has now gone beyond the extension. Also, the variance on the utilities has not been granted and final approval cannot be given before knowing what the variances are. The State Board of Health is concerned of approving a dry subdivision, one without adequate water supply. Because of the above circumstances, Don Chase made a motion that the request for final subdivision approval be denied. Motion was seconded by Devon Breitenbeker with all voting in favor.

The minutes of the September 20th meeting were presented, read and approved by a motion from Glen Nelson with a second by Don Chase.

Meeting adjourned at 9:30 p.m.