MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
NOVEMBER 18, 1999 COUNTY COURTHOUSE
BRIGHAM CITY, UTAH

Attendance:

Richard Kimber	Chairman
Jon Thompson	Vice-Chairman
David Tea	Member
Theron Eberhard	Member
Malinda Hansen	Planning Office Secretary

Excused:

Royal Norman	County Commissioner/Excused
Stan Reese	Member/Excused
Deanne Halling	Member/Excused

I. The meeting was called to order at 7:10 p.m. Jon Thompson made a motion to approve the minutes from the October 21, 1999, meeting with changes. David Tea seconded the motion. The motion passed unanimously.

II SUBDIVISIONS FOR APPROVAL

Jeff Allen Subdivision (Final), at or about 9195 N. 7300 W.

Malinda Hansen presented the Jeff Allen subdivision and stated that Denton Beecher asked for approval of this subdivision allowing only lot 2 for building purposes. The reasoning being that lot 2 is the only lot that has proof of water at this time. Lots one and three would have to be presented to this committee at a later date for approval for building upon obtaining health department approval and proof of water.. Jon Thompson made a motion to approve this subdivision allowing building only on lot two, and authorizing the Chairman to sign.. Theron Eberhard seconded the motion. The motion was passed unanimously.

Tolman Subdivision (Final), at or about Sunset Park/Thatcher

Malinda Hansen explained to the Planning Commission that the Tolman subdivision had been presented previously, it had not been approved due to some Health Department concerns and one non-conforming lot. Since that time the non-conforming lot has been deeded over to Blaine V. Anderson (this parcel not included in this subdivision) making it a legal lot. Lots 1,3, and 4 have Health Department approval and Lot 2 is indicated as "Agriculture Use Only". The K. Christensen parcel has been dropped from the subdivision. Mr. Jerry Buchanan came to answer any questions the Planning Commission may have. Theron Eberhard made a motion to approve this subdivision and authorizing the Chairman to sign.. Jon Thompson seconded the motion. The motion was passed unanimously.

Munns Subdivision (Concept), at or about 3 miles North of Brigham City on Hwy 38

Malinda Hansen presented the Munns subdivision to the Planning Commission for approval of concept design. Malinda stated that this was a simple 3 lot subdivision and that there were no major concerns with this concept plan currently. David Tea made a motion to approve the concept design of this subdivision. Jon Thompson seconded the motion. The motion was passed unanimously.

Checkettes Subdivision (Final), At or about 4845 N. 3600 W.

Malinda Hansen presented the Checkettes Subdivision to the Planning Commission. Malinda stated that Denton Beecher has asked that the Planning Commission review this subdivision once again, even though the Planning Commission had given final approval on October 21, 1999. Malinda stated that since that meeting Mr. Beecher has performed a field inspection of said subdivision and found that there is an irrigation canal that runs in front of all lots involved and has asked that the Owners of this subdivision be required to run pipe the entire length. Mr. Beecher is also requesting that the Checkettes also pave the remaining half of the road. Louise Checkettes said that they knew they would have to pipe the irrigation ditch, but is questioning the issue of black topping the remaining half of the road. David Tea said that the Planning Commission has requested some major and minor subdivisions in the past to pave the roads. Richard Kimber said that the rest does need to be paved, so the subdivision doesn't have just a half paved road running in front of it. Richard Kimber referred Louise Checkettes to consult with Denton Beecher and not proceed any further with the subdivision until Denton Beecher gives his okay. Jon Thompson made a motion to amended to original motion to approve this subdivision, with the condition that the ditch be tiled and the road issue cleared with Denton Beecher and minimum Box Elder County Land Use and Development Code specific conditions. David Tea seconded the motion. The motion was passed unanimously.

LeRoy Craner (Concept), at about 6400 West 1600 North

Malinda Hansen presented the Leroy Craner subdivision to the Planning Commission and stated that this was a subdivision simple in nature. Mr. Craner was there to represent himself. The subdivision breaks off only one building lot and both roads near the subdivision are County paved roads. David Tea made a motion to approve the Concept Plan for this subdivision. Theron Eberhard seconded the motion. The motion was passed unanimously.

III OTHER CONSIDERATIONS FOR APPROVAL

Agricultural Protection Zone - Kerr/Madsen

Malinda Hansen presented the Kerr/Madsen Agriculture Protection Zone to the Planning Commission for their recommendation to the County Commission. The Madsen/Kerr Agriculture protection area is located West of Tremonton and consists of 105.17 contiguous acres. David Tea made a motion to approve this Agriculture Protection Zone for recommendation to the County Commission. Jon Thompson seconded the motion. The motion was passed unanimously.

IV ITEMS FOR DISCUSSION

Fairbanks Subdivision - Signature of Final Mylar

The final plat of the Fairbanks Phase II subdivision was presented to Richard Kimber for signature. This subdivision was approved in the September 23, 1999, Planning Commission meeting, contingent on the Flood Control Engineers and Mr. Fairbanks Engineers coming to an agreement on the riprap issues in phases I and II. This requirement has been met, therefore Malinda Hansen presented the final mylar for Mr. Kimber's signature.

Streamlining of one-five lot subdivisions

Malinda Hansen stated that Denton Beecher asked her to present to the Planning Commission the possibility of streamlining subdivisions that consisted of one to five lots. The streamlining of these subdivisions would allow these subdivisions to be approved for Concept, Preliminary and Final all in one Planning Commission meeting.

Richard Kimber along with the other Planning Commissioners present, felt that the streamlining of subdivisions, is a good idea as long as they are simple in nature. They requested not to set a limit on the number of lots the streamlining should be restricted to. Mr. Kimber suggested that whomever that County Planner or interim Planner may be, use their discretion on an individual subdivision basis. Also all approvals required for signature on the Final Mylar be obatined previous to the time it reaches the Planning Commission for approval. The Planning Commission will therefore, at Denton Beecher's or the County Planner's discretion streamline subdivisions in one meeting by combining Concept, Preliminary, and Final plans for approval.

Other Issues

Richard Kimber asked Malinda Hansen to send out to the Planning Commission a copy of the proposed Road Policy that was presented to the County Commission in September by Mr. Jim Marwedel. Mr. Kimber also asked that Malinda place this issue on the Planning Commission agenda for December. Mr. Kimber stated that this is an important issue that needs to be discussed and revised for approval of the County Commission.

Richard Kimber also brought up that it is once again time for the Planning Commission to be compensated for their time. After discussion, those present decided that it would be best to redeem their compensation in January 2000.

David Tea made a motion to adjourn the meeting at 8:45, Theron Eberhard seconded the motion. The motion was passed unanimously.

Passed and adopted in regular session this 16th day of December 1999.

Richard D. Kimber

Richard D. Kimber
Box Elder County Planning Commission Chair