

PLANNING COMMISSION MEETING

November 20, 1986

Meeting of the Box Elder County Planning Commission held on Thursday, November 20, 1986, at 7:00 p.m. Those present were: Acting Chairman Kent Newman, with Devon Breitenbeker, Jon Thompson, and Don Petersen. Richard Kimber and Don Chase were excused.

Also present were Ex-officio Denton Beecher and Jay Hirschi.

Acting Chairman Kent Newman, conducting, called the meeting to order at 7:00 p.m.

DON ANDERSEN MINOR AMENDED SUBDIVISION

Roger and Sharla Andersen met with the Commission to get approval of their amended Don Andersen Minor Subdivision plat. Denton Beecher explained to the Commission that sometime back, Don Anderson submitted a plat for a 3 lot minor subdivision located North of Garland. The plat was approved and homes have been build on lots 1 and 2. A couple now wants to build on another lot which Don wants to give them and create a 3rd building lot by an amendment to the subdivision. They have received a health permit and have a letter from the State Engr's Office approving an application for a well. All other utilities have also been approved. A motion was made by Devon Breitenbeker that the amendment to the subdivision be approved and authorize the Chairman to sign the plat. The motion was seconded by Jon Thompson and approved by those present.

FRED AND MARJORIE SOUTH FORTY MINOR SUBDIVISION

Denton Beecher introduced another plat for approval of a minor subdivision located on Rocket Road about 2 miles East of the Church. Robert Shaw wants to build on a 5 acre lot within the subdivision. Mr. Beecher said the Health department and other utilities have approved the plat. A motion was made by Jon Thompson that the plat be approved and authorize the Chairman to sign the plat. The motion was seconded by Don Petersen and approved by those present.

LOCAL ENGINEER TO APPROVE REGULAR SUBDIVISION PLATS

Denton Beecher reported to the Commission that in order to fulfill the requirements of the subdivision ordinance, there should be a local engineer designated to review and sign regular subdivision plats. Mr. Beecher recommended that since he is not a licensed engineer, Neil Smith be used to sign off on sub-divisions to fulfill the required portion of the ordinance. Mr. Beecher said this does not happen very often, but could cost \$100.00 or more to have this done. Devon Breitenbeker said he sees the reasoning behind the request, but felt the cost should be born by the subdivider instead of by the County. Following further discussion, Mr. Beecher was assigned to check further into the matter and present again at a future meeting including costs.

ROY KEITH MOBILE HOME PARK (KOA CAMPGROUND)

Denton Beecher reported that Roy Keith received approval in 1984 for a mobile home park campground and was authorized to issue a permit if all the requirements of a mobile park were met. Mr. Keith has been unable to get water and was unable to develop the park. Mr. Beecher said it appears now that he might be getting water from Perry City and asked if his permit was still in force. Denton said he told Mr. Keith that it was not still in force, because of the time limit which has been 2 years since it was issued. Mr. Beecher suggested that his request for development be again brought before the Commission for review of his request and for any possible development within the area, and any changes to his request. Don Petersen said he was under the impression that there was no time limit on the previous approval. Mr. Beecher substantiated the statement made by Mr. Petersen, but said that he has since added a swimming pool which was not included in the original permit, and other changes including source of water. The Commission concurred that it be again discussed, and suggested that Mr. Keith come before the Commission for review and authorized Mr. Beecher to make the necessary arrangements.

Meeting adjourned at 7:40 p.m.