

identify the source and the zones around the drinking water sources. Before a person is issued a building permit, they will look at the map and identify the zones as well as their purpose. The County Surveyor's Office will patrol this ordinance.

Tremonton Mayor Weese, a representative from Garland, Blair Blonquist from Brigham City and Frank Nishiguishi, Bear River Water Conservancy District, were in attendance and all expressed that they are in favor of this ordinance.

Brigham City has already adopted an ordinance. Blair Blonquist then explained a little bit about what Brigham City has done and how they are managing the ordinance.

Chairman Kimber is supportive of this ordinance. He feels it is a positive direction and there needs to be protection on water sources.

MOTION: A motion was made by Jon Thompson to recommend this proposal to the County Commission, and that the County Commission study the ordinance for further clarification and then proceed with the public hearings. The motion was seconded by David Tea and unanimously carried.

GENEVA ROCK REQUEST FOR A ZONE CHANGE IN SOUTH WILLARD - AL SCHELLENBERG

Al Schellenberg, Geneva Rock, came to the Commission table. Mr. Schellenberg explained that Geneva Rock has entered into a contract to purchase some of the property in South Willard near a place known as Rocky Point. He then displayed a map showing the property. He said some of the property is also in Weber County, and they have made application to Weber County as well. County Surveyor Denton Beecher explained that the property is currently zoned a CG and they would like to have it zoned a MG.

Mr. Schellenberg explained that at the present time his company is operating in the mouth of Weber Canyon. He said their time is limited there, and they would like to start another operation. The thing that attracted his company to the area is they are able to exit right onto the state highway and are very close to the ramp leading onto I-15. Mr. Schellenberg said they would be mining the rock. They have concrete plants in Ogden and Layton. They also have a construction division where they use the products for road base, and they would also like to sell sand and gravel products for public use.

MOTION: A motion was made by Louis Douglas to recommend to the County Commission to proceed with the process of a public hearing for a zone change for Geneva Rock Company on their property in South Willard. The motion was seconded by Stan Reese and unanimously carried.

NO. 63 - APPLICATION FOR A TEMPORARY HOT MIX ASPHALT PLANT

Sterling Stoddard, Staker Paving, and Paul Glauser, Parsons Construction Company, came to the Commission Table. They have filled out an application and paid fees for a conditional use permit for a temporary hot mix asphalt plant at the McGuire Pit in South Willard.

Sterling Stoddard explained they would like to obtain the conditional use permit for operation of an asphalt batch plant for a single project they have coming up next summer. The project will last for three months, and they will be doing a repaving project on I-15. He said they would like to locate the asphalt operation south of the existing crushing operation. The project will include repairing seven bridges on I-15. They plan to be in operation from June 1, 1998-August 30, 1998 and they plan on running from 6:00 p.m. to 6:00 a.m. There would be additional water trucks to keep the dust down, and Staker Paving would obtain their own air quality Plant permit separate from Parson's existing air quality. They then discussed the equipment that would be brought in and a little bit about the operation.

MOTION: A motion was made by Jon Thompson to recommend to the County Commission that they issue a conditional use permit to Staker Paving Construction Company and that they be required to fulfill the requirements that are placed on the permit: i.e., environmental concerns, consider the Jake Brake and eliminate it if possible, and if the Jake Brakes become a nuisance the County will enforce the elimination of the Jake Brakes. The motion was seconded by Stan Reese and unanimously carried.

REPORT FROM BEAR RIVER HEALTH DEPARTMENT ON SEPTIC SYSTEMS - FOLLOW-UP FROM LAST MONTH'S MEETING

Max Gyllenskog and Bob Wilson, from the Health Department, came to the table. Bob Wilson stated that the Health Department has jurisdiction over private septic systems in the county.

Mr. Wilson said there are a fair amount of people who want to use individual wells. The county building permit states that they must have potable water to meet the plumbing code, and since there are no standards on wells, the Bear River Health Department presented the Planning Commission with guidelines. They would like to see these guidelines implemented in the county as a protection to all of the residents that live in the communities. The water would be checked with the perimeters recommended by the Health Department. They would go through a series of tests and if they fail the requirements, they will need to look at technology to clean the sources up.

County Surveyor Denton Beecher suggested our county attorney review these guidelines to see if the county wants to draw up an ordinance covering these guidelines.

Chairman Kimber stated he thinks we are going in the right direction, but the Planning Commission is not ready to take any action other than review.

AGRICULTURE PROTECTION AREAS

The Planning Commission will review the proposals from John W. Larkin, South Willard, and Zundel Enterprises in Fielding and come back with recommendations next month.

MINOR SUBDIVISIONS

LICENSE VIOLATION

Doreen and Mark Lee came to the Planning Commission to express a concern. They informed the Planning Commission that Box Elder County has a land developer who is operating illegally. They stated that Parley Baker is not licensed to do business in the State of Utah. He does not have a real estate license either. They stated that they has been involved in three subdivisions which have been submitted to the county. The couple have lost money from Mr. Baker and are currently in a law suit with him. They then showed advertisements from the newspaper on two different pieces of property. The couple again reiterated the fact the Mr. Baker has violated the law because he does not have a license. The Planning Commission thanked Mr. and Mrs. Lee for the information.

RECESS

The Planning Commission took a five-minute recess and reconvened at 9:15 p.m.

HARVEY TANNER MINOR SUBDIVISION

County Surveyor Denton Beecher explained that this subdivision is located in Grouse Creek. It is an existing home owned by Harvey Tanner who wants to sell the house and keep the haystack yard property. There is an existing septic tank and well on the property.

MOTION: A motion was made by Jon Thompson to approve the Harvey Tanner Minor Subdivision with the stipulations noted on the plat map and that lot 1 can only be improved after receiving water and sewer approvals and that Chairman Kimber be authorized to sign the plat. The motion was seconded by Stan Reese and unanimously carried.

POTTER MINOR SUBDIVISION

County Surveyor Denton Beecher explained that the Potter Minor Subdivision is located on 17600 North adjacent to the Zundel Dairy Farm. They have approval from the Riverside/North Garland Water Company and approval from the Health Department for a septic tank.

MOTION: A motion was made by Jon Thompson to approve the Potter Minor Subdivision and authorize Chairman Kimber to sign the plat. The motion was seconded by David tea and unanimously carried.

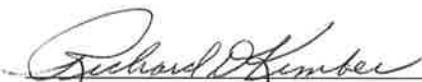
AT&T REPORT ON REMOVING BURIED CABLE

County Surveyor Denton Beecher informed the Planning Commission that AT&T will be removing their long lines throughout Box Elder County and replacing them with fiber optics. They will be pulling them out of a conduit. AT&T will be starting north of Brigham City and continuing to Hwy 30.

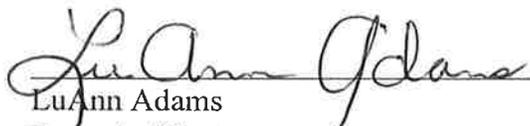
ADJOURNMENT

A motion was made by Stan Reese to adjourn. The motion was seconded by Louis Douglas, and the meeting adjourned at 9:45 p.m

Passed and adopted in regular session this 18 day of December, 1997.


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 November 20, 1997 at 7:00 P.M.
2. Notice given to the newspaper this 19 Day of November 1997
3. Approval of the minutes of October 16, 1997
4. Scheduled Delegations:
 - A. Drinking Water Source Protection Ordinance for Box Elder County.
 - B. Geneva Rock (Al Schellenberg) Request for a Zone Change in So. Willard.
 - C. Staker Paving & Construction Co. Conditional Use Permit No. 63 application for a temporary hot mix asphalt plant.
 - D. Report from Bear River Health Dept. On septic systems, follow up from last month's meeting.
 - E. Ag. Protection Areas.
 - F. Minor Subdivisions.
 - G. AT&T Report on Removing buried cable.
 - H.
 - I.
 - J.
5. Old Business:
 - A.
 - B.