

BURTON SUBDIVISION AMENDMENT, LOCATED AT OR ABOUT 10700 NORTH 10800 WEST, SOUTH OF THE BOTHWELL AREA.

The one-lot subdivision was originally approved in August of 2000. This amendment will increase the size of this lot from one half acre to four acres. The reason for the increase of the size of the lot is due to the fact that the petitioner wants to drill a well on the property and needs the additional lot size for the protection area that is necessary around the proposed well. The property is currently unzoned and is located outside of the moratorium area of Bothwell. All other utilities have been obtained, including all county staff signatures, health department signatures and the owner's dedication. Based on these findings, Mr. Day recommended that this amendment be granted approval at this time.

MOTION: A motion was made by **Commissioner Davis** to grant approval of the Burton Subdivision Amendment and submit to the Chairman for his signature. The Motion was seconded by **Commissioner Day** and passed unanimously.

NEW BUSINESS

J. W. KOTTER; J. M. REEDER, ET AL, AGRICULTURAL PROTECTION AREA, LOCATED IN THE HARPER WARD AREA

The Planning Commissioners discussed the petition of J. W. Kotter, J. M. Reeder, et al, for an Agricultural Protection Area (consisting of approximately 348 acres) located just north of the Brigham City area in Harper Ward, and based on the conditions set forth in the Utah Code [17-41-303(2)(b)(i)] regarding petitions for Agricultural Protection Areas, the following was found to be true:

- The land petitioned for Agriculture Protection is being used for agriculture production except for areas where structures currently exist.
- Upon quick review of the property it appears that the [approximate] 348 acres located in the County are viable for agriculture production.
- The proposed farm and any future improvements will remain in the current nature of use. There were no foreseeable changes to the acreage until the ownership changes.
- The anticipated trends in agricultural and technological conditions would be for better usage of the lands to produce a higher crop yield.

At the conclusion of the discussion, the following motion was made.

MOTION: A motion was made by **Commissioner Thompson** to have **Planning Commission Chairman Kimber** sign the letter recommending the approval the Agricultural Protection area of J.W. Kotter, J.M Reeder, et al and forward to the County Commission for their necessary actions. The motion was seconded by **Commissioner Tea** and passed unanimously.

At this point in the meeting, Mr. Day asked to be excused in order to attend the Blight hearing that was being held at the Brigham City offices. Before he left, the Planning Commissioners discussed the individuals that had been recommended by **Commissioner Davis** and Mr. Day to serve on the Bothwell Community Planning Committee. Those [eleven] individuals included the following with one alternative:

Delores Stokes

James Bingham

Katherine (Kitty) Summers

Lynn Rindlisbacher

Floyd Eggli

Krys Oylar

Randy Marble

Tamera Newman

Roger Fridal

Jill Christensen

Reese Anderson

Eric Olsen (alternative)

MOTION: A motion was made by **Commissioner Davis** to accept the eleven individuals recommended to serve on the Bothwell Community Plan Committee. The Motion was seconded by **Commissioner Thompson**. An additional Motion was made by **Commissioner Eberhard** to accept *Eric Olsen* as the alternative member for the Committee. The Motion was seconded by **Commissioner Davis**, and both Motions regarding the members of the Bothwell Community Planning Committee were passed unanimously by the Planning Commissioners.

It was determined that the first meeting of the Bothwell Community Planning Committee would be held before the Christmas holiday and was set for Thursday, December 4, 2003.

WORKING REPORTS

Ms. Pat Comarell reported to the Planning Commission on the recommendations of the West Corinne Advisory Committee. (**Mr. Alan Riser** and **Mr. Max Moore**, two members of the West Corinne Advisory Committee were present at this meeting.) A copy of those recommendations is included with the official Minutes of this meeting. Ms. Comarell reported that there are still questions remaining regarding this zoning process. The Committee members requested that the Planning Commission hold a public hearing sometime in January regarding the adoption of the plan. At that time, the Committee would present several zoning alternatives and ask the residents for feedback. After the public hearing the West Corinne Advisory Committee would solidify their recommendations that would be presented to the Planning Commission. The Planning Commission could then make any changes that might be necessary and then would forward those recommendations to the County Commission for approval and adoption. Ms. Comarell referred to the map (see attached) of the West Corinne area while addressing the Planning Commissioners and discussed the recommendations of the Advisory Committee. **Mr. Riser** and **Mr. Moore** also addressed the Planning Commissioners and expressed concerns and opinions regarding the zoning process in West Corinne. **Mr. Alan Riser** did not attend many of the meetings of the Advisory Committee and was opposed to many of the recommendations by the Committee as a whole. **Mr. Riser's** concerns included, the traffic already being generated in the area by the WalMart Distribution Center, the need for more roads to handle the traffic generated by new developments, the migratory bird flyway, some of the farmers being forced out of the Corinne area because of complaints of newcomers, the major water issues in the area, along with other concerns. **Mr. Riser**

would like to see the building very limited in the area and keep the area more rural. Commissioner Davis pointed out that many of Mr. Riser's concerns were not in line with the recommendations of the Advisory Committee members. Mr. Moore also addressed the Planning Commissioners regarding the findings of the Advisory Committee and the recommendations that had been reached. Mr. Moore stated that as there is no zoning in the West Corinne area at this time, the Advisory Committee had taken a conservative approach in its recommendations (proposing half acre zone for much of the area) and felt that any development for businesses would have to come before the Planning Commission in order to have an area re-zoned for commercial purposes. This would help in protecting the area against another large company coming into the area, such as the WalMart Distribution Center. Ms. Comarell stated that having zoning in place gives more control to the citizens of the area. The guidelines for the future included in the summary stated "zoning districts, transportation arteries, etc. which may be considered by the Planning Commission and County Commission sometime in the future when population growth warrants these services" would include extensions on some of the streets in the area to help alleviate the traffic problems. (See summary)

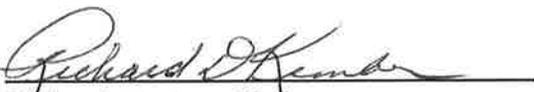
At the conclusion of the presentation and discussion, it was determined that the West Corinne Advisory Committee would like to meet with the Planning Commission before the Public Hearing would be set by the Planning Commission. At this meeting there would be a power point presentation and the members of the Advisory Committee would be able to go over the conclusions and recommendations that they had reached before presenting the finding at the Public Hearing. This meeting will be scheduled to take place sometime in January/February 2004, to be determined by Mr. Day's and Ms. Comarell's availability.

MOTION: A Motion was made by Commissioner Tea to set the time for the meeting of the West Corinne Advisory Committee with the Planning Commission (as determined by Mr. Day's and Ms. Comarell's schedule) and was seconded by Commissioner Day. Passed unanimously.

Mr. Day talked with the Planning Commissioners regarding the December meeting and also the annual Christmas get-together. It was determined that the regular Planning Commission meeting for December would be cancelled and the regular meeting for January would be held in conjunction with the annual meeting at Maddox. If there are too many items for discussion in January an additional meeting could be scheduled, as there are five Thursdays in January 2004.

A Motion was made by Commissioner Davis and seconded by Commissioner Day to adjourn the meeting at 8:48 p.m., all concurred

Passed and adopted in regular session this 19th day of February 2004.


Richard Kimber, Chairman
Box Elder County
Planning Commission