



**MOTION:** A motion was made by **Commissioner Norman** to grant **preliminary and final approval** to the Adam L. Walker Subdivision and submit to the Chairman for signature. The motion was seconded by **Commission Thompson** and passed unanimously.

**JANETT CALL ONE-LOT SUBDIVISION, LOCATED AT OR ABOUT 7200 NORTH 7200 WEST SOUTH OF TREMONTON.**

This one-lot subdivision is located in an un-zoned area of the County and consists of .73 acre. The petition is in the vicinity of an Agricultural Protection zone and is so noted on the plat as required. As the petitioner has not yet established proof of all utilities, Mr. Day recommended that the Commission grant **preliminary and final approval** at this time, subject to the petitioner supplying verification from the utilities before the Petition go to the County Commissioners for their approval.

**MOTION:** A motion was made by **Commissioner Norman** that the Jannett Call One-Lot Subdivision be granted **preliminary and final approval** subject to the Planning Office receiving verification from the utilities, and authorize the Chairman to sign. The motion was seconded by **Commissioner Thompson** and passed unanimously.

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**NEW BUSINESS**

**THE STEVENSON FARMS TEN-LOT SUBDIVISION, LOCATED AT OR ABOUT 12024 NORTH 10000 WEST IN THE BOTHWELL AREA.**

This ten-lot subdivision is located in the Bothwell area of the County that is currently zoned RR-5. Each of the lots meets the minimum size of five acres. As this petition is in the area of an Agricultural Protection zone it must be so noted on the plat as required. The petitioner has established proof of all utilities with water being supplied by the Bear River Water Conservancy District. The water provided is for culinary use and not for fire protection as eight-inch lines are in use, where ten-inch lines are necessary for fire protection. The **sixty-six foot right-of-way road** between lots five and six provides farm access. Mr. Day addressed the Commission members regarding this road and that it has the possibility of being looked at in two ways:

1. The road can be left as "farm access only" for the landowner without improvement, or
2. The road can be dedicated as a County road and improved to meet those standards.

If the Planning Commission decides that this particular road is for future development purposes, then it would need to be improved to meet the necessary standards and engineering cost would needed to be provided for that as well.

The petition generally appeared to be in accordance with the current existing subdivision ordinances and Zoning requirements with Mr. Day noting the following recommendations subject to final approval.

- ☞ 10000 West is currently a gravel road and any improvements that need to be made must be submitted for review and approval prior to final approval of the subdivision.
- ☞ Engineering cost estimates for the improvements needed on 10000 West need to be submitted prior to final approval.
- ☞ The road between lots five and six provides farm access. Should this road be dedicated and improved as a county road(?) and if so, engineering costs should be completed prior to final approval.
- ☞ All individual septic tanks need approval by the Bear River Health Department prior to issuing individual building permits for each lot within the subdivision.
- ☞ The drain fields must not be closer than 100 feet to a canal or ditch and need to be thus noted on the plat map.
- ☞ The petitioner needs to submit an escrow agreement and development agreement to the Planning Office prior to final approval.
- ☞ If there are any wells located in the vicinity of the subdivision project they must be so noted on the plat map also.
- ☞ All storm water will be the responsibility of the individual lot owner and should be noted on the plat map.
- ☞ Access to the individual lots will be the responsibility of the lot owners and should be noted on the plat map.
- ☞ The correct scale for the drawing should be 1" – 100 feet or 1" – 200 feet and needs to be corrected.

The petitioner had some concerns regarding the paving of 10000 West and the expense that it would involve. The petitioner also expressed that the road between lots five and six be left as an "access only" road without any improvements having to be made. As there are three hundred fifty acres behind this development, this road would provide the only access available. The road that is along the canal is not large enough to handle the larger farm vehicles that are needed in order to work the land behind the subdivision. Also, Mr. Day pointed out that the expense for the developer to build this road to County standards would probably be quite expensive, and once it was dedicated to the County it would be the County's responsibility to maintain the road that basically leads only to farm access. The matter was to be looked at further to determine what action should be taken and who the responsible party would be. After some discussion among the commissioners the following motion was made.

**MOTION:** A motion was made by **Commissioner Thompson** to grant **conceptual and preliminary** approval for the Stevenson Farms Subdivision with the stipulation that 10000 West be improved to County requirements, i.e. paved, and that the right-of-way be left as an easement, or a private road, and the water issue be so stipulated on each lot that the water being provided does not meet the requirements for fire protection at this time, or that a reasonable resolution be found regarding the fire protection for the subdivision. The motion was seconded by **Commissioner Williams**. **Commissioner Tea** also noted that the other (ten) items mentioned by Mr. Day and not included in **Commissioner Thompson's** motion should also be included in the motion. It was so noted and the motion passed unanimously.

**UNFINISHED BUSINESS**

**TWIN FALLS TWENTY-TWO LOT SUBDIVISION, LOCATED AT OR ABOUT 7800 SOUTH HIGHWAY 89 IN THE SOUTH WILLARD AREA.**

This twenty-two lot subdivision is located in an area of the County that is currently zoned R-1-20. The subdivision will be developed in two phases with phase one consisting of eleven lots. The South Willard Water Company has reviewed the project as well as the Willard Flood Control Board as required by the Planning Commissioners at the September 29, 2002 meeting. The petition generally appears to be in accordance with the existing subdivision ordinances and Zoning Requirements, and the petitioner has established proof of all utilities with letters of approval from UDOT, the South Willard Water Company, South Willard Flood Control, and Bear River Health Department. It was recommended that lots one and two be restricted from having access to the property from US 89. The property is located within the vicinity of an Agricultural Protection area and must be so noted on the plat map. The lot lines must be radial to the street and Mr. Davis indicated his engineer had made the correction. Mr. Day recommended that this petition be granted preliminary and final approval.

**MOTION:** A motion was made by **Commissioner Thompson** to grant **preliminary and final** approval for the Twin Falls Subdivision and submit to the Chairman for his signature, subject to receiving verification that the access to lots one and two be restricted, the lot lines being made radial to the street and the Agricultural Protection zone area being noted on the plat map. The motion was seconded by **Commission Tea** and passed unanimously.

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In lieu of the holidays, the regular meeting of the Planning Commissioners was cancelled for December and they will meet again January 23, 2003.

A motion was made to adjourn the meeting at 8:05 p.m. by **Commissioner Holmgren**; all concurred.

Passed and adopted in regular session this 23rd day of January 2003.

  
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Richard Kimber, Chairman  
Box Elder County  
Planning Commission