

**MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
DECEMBER 18, 1997**

The Board of Planning Commissioners of Box Elder County met in regular session in the Commission Chamber of the Box Elder County Courthouse, 01 South Main in Brigham City, Utah at 7:00 p.m. on December 18, 1997.

The following members were present constituting a quorum

Richard Kimber	Chairman
Jon Thompson	Member
David Tea	Member
Deanne Halling	Member
Louis Douglas	Member
Stan Reese	Member
Denton Beecher	County Surveyor
LuAnn Adams	Recorder/Clerk

ABSENT:

Royal Norman	Commissioner
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AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF NOVEMBER 20, 1997 FOR APPROVAL. A MOTION WAS MADE BY DAVID TEA TO APPROVE THE MINUTES WITH THE FOLLOWING CHANGE: JON THOMPSON CONDUCTED THE MEETING AS CHAIRMAN PRO TEM UNTIL CHAIRMAN KIMBER ARRIVED. THE MOTION WAS SECONDED BY LOUIS DOUGLAS AND UNANIMOUSLY CARRIED.

AGRICULTURE PROTECTION ORDINANCE REVIEW

County Surveyor Denton Beecher reviewed the agriculture proposals for Zundel Enterprises LTD and John W Larkin.

MOTION: A motion was made by Jon Thompson that the Planning Commission recommend to the County Commission approval of the Zundel Enterprises LTD and John W Larkin agriculture protection proposals and authorize Chairman Kimber to sign recommendation letters to the County Commission. The motion was seconded by David Tea and unanimously carried.

(See Attachment No. 2 and No. 3 for recommendation letters to County Commissioners)

MINOR SUBDIVISIONS**Kelly Kunzler Minor Subdivision**

County Surveyor Denton Beecher explained that the Kelly Kunzler Minor Subdivision is located in Rozette. This subdivision has two lots. He said they have an existing access off of SR 30 that they will be using. They will have individual wells and septic tanks, and the Health Department has given their approval.

MOTION: A motion was made by Louis Douglas to approve the Kelly Kunzler Minor Subdivision and authorize Chairman Kimber to sign the plat. The motion was seconded by Stan Reese and unanimously carried.

Amendment to the Amended Atkinson Minor Subdivision

County Surveyor Denton Beecher explained this minor subdivision is located on 14400 North west of 4400 West. He then explained the changes. They have increased the size of lots 2 and 8 as all of the remainder property.

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

Amendment to the Amended Sunny Hollow Minor Subdivision

County Surveyor Denton Beecher stated that the Sunny Hollow Minor Subdivision is located in Collinston. He said it is a nine-lot subdivision, and that they are increasing three of the lots to account for the remaining land. He feels they have met all the requirements.

MOTION: A motion was made by Jon Thompson to approve the Amendment to the Amended Sunny Hollow Minor Subdivision and authorize Chairman Kimber to sign the plat with the exception that the addition to lot No. 2 be restricted to any building, and that the lot must be used for agriculture uses only. The motion was seconded by Stan Reese and unanimously carried.

DISCUSSION - PLANNED ADVISORY COMMITTEE MEETING HELD DECEMBER 8, 1997

Jon Thompson stated that he attended the meeting. He thinks the County is going in the right direction. He feels the plan is too intrusive in some areas, but in general it has merit. Chairman Kimber agrees that the County is going in the right direction, but they are a year late in involving the Planning Commission in development of the plan. Chairman Kimber thinks the Planning

Commission could have helped them considerably. He is supportive of the plan, but feels the plan needs some refinement. Chairman Kimber advised all Planning Commission Members to study and critique the plan.

Chairman Kimber expressed his feelings that the Planning Commission should have been involved in the selection process of the new county planner. The Planning Commission Members feel slighted.

ADJOURNMENT

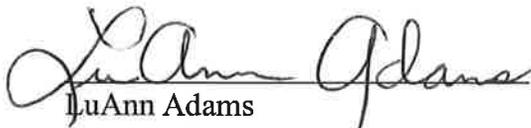
A motion was made by Stan Reese to adjourn and head to Maddox next Tuesday at 6:00 p.m. The motion was seconded by Louis Douglas and unanimously carried. The meeting adjourned at 8:13 p.m.

Passed and adopted in regular session this 15 day of January, 1998.



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 December 18, 1997 at 7:00 P.M.
2. Notice given to the newspaper this 17 Day of December 1997
3. Approval of the minutes of November 20, 1997
4. Scheduled Delegations:
 - A. Ag. Protection Ordinance Rev.
 - B. Minor Subdivisions.
 - C.
 - D.
 - E.
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business:
 - A.
 - B.

COUNTY COMMISSIONERS

R. LEE ALLEN
JAY HARDY
ROYAL K. NORMAN

Box Elder County

STATE OF UTAH

OFFICERS

CARLLA, J. SECRIST, COUNTY AUDITOR
LUANN ADAMS, COUNTY RECORDER-CLERK
LEON JENSEN, COUNTY SHERIFF
JON J. BUNDERSON, COUNTY ATTORNEY
MONTE R. MUNNS, COUNTY ASSESSOR-TREASURER
DENTON BEECHER, COUNTY SURVEYOR
DeVERL PAYNE, COUNTY JUDGE

December 19, 1997

Box Elder County Commission
Chairman Royal Norman

Dear Sir:

After a review by the Box Elder County Planning Commission we do hereby find that the following conditions exist as per 17-41-305 Utah Code; for the Larkin Petition:

1. All lands within the proposed agriculture land in Township 7 North, Range 2 West are currently used for agriculture production.
2. All the land is presently zoned A-20 which is an agriculture zone.
3. As best we can determine the land is viable for agriculture production.
4. The extent and nature of existing farm improvements will continue to be for feed lot production; also there are two residence upon the property.
5. The anticipated trends in agriculture and technological conditions are to continue too finding better feeds and methods of feeding the livestock to produce the product the farmer desires, for crop enhancement; better yields.

Therefore, as a Planning Commission, we hereby feel that as this property is owned by one property owner and meets the requirements set forth in Section 17-41-301 Part 3, of the Utah Code, we hereby recommend to the County Commission that they proceed with the process to create an agriculture protection area for the property described as being owned by John Larkin Family LTD.PTR.(T7N,R2W,SLB&M.)

Dated this EIGHTEENTH (18) day of December 1997


Box Elder County Planing Commission
by Richard Kimber Chairman

COUNTY COMMISSIONERS

R. LEE ALLEN
JAY HARDY
ROYAL K. NORMAN



OFFICERS

CARLLA, J. SECRIST, COUNTY AUDITOR
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DENTON BEECHER, COUNTY SURVEYOR
DeVERL PAYNE, COUNTY JUDGE

December 19, 1997

Box Elder County Commission
Royal Norman Chairman

After a review by the Box Elder County Planning Commission, we hereby find that the following conditions exist as per 17-41-305 of the Utah Code for the Zundel Petition:

1. The land petitioned for Agriculture Protection is being used for agriculture production except for the areas where homes exist.
2. The land is not zoned at the present time, therefore, no agriculture protection through zoning exists.
3. The land is viable for agriculture production except where homes are located and some river bottom property.
4. We are not aware of any proposed farm improvements.
5. The anticipated trends in agricultural and technological conditions would be for better usage of the lands to produce a higher crop yield, thus enhancing the milk production of this farm.

Therefore, as a Planning Commission we hereby feel that because this property is owned by one owner and meets the requirements as set forth in Section 17-41-301, Part 3 of the Utah Code, we hereby recommend to the County Commission that they proceed with the process to create an agriculture protection area for the property described as being owned by Zundel Enterprises Partnership (T12N. and T13N,R3W,SLB&M.) See attached maps.

Date this EIGHTEENTH (18) day of December 1997


Box Elder County Planning Commission
by Richard Kimber Chairman