

BOX ELDER COUNTY

The Board of Planning Commissioners of Box Elder County met in public session at the regular meeting place at the Box Elder County Courthouse, 01 South Main Street, in Brigham City, Utah at 7:30 p.m. on September 21, 1989.

The meeting was called to order by Mr. Jon Thompson acting in the absence of the Chairman. The following members were present, constituting a quorum:

Jon Thompson, Acting Chairman
Don Christensen, Member
Junior Okada, Member
Robert Valentine, County Commissioner
Denton Beecher, Ex-Officio Member
Allen Jensen, Ex-Officio Member

Absent:

Richard Kimber, Chairman
DeVon Breitenbeker, Member
Steve Grover, Member

Mr. Thompson presented the Minutes of August 17, 1989, asking for a motion to approve the Minutes if accurate. Commissioner Valentine made the motion to approve the Minutes as prepared. Mr. Christensen seconded. None opposed. The motion carried unanimously.

AGENDA (ATTACHMENT 1):

Mr. Thompson deferred the first Agenda item.

JOHN LAW MINOR SUBDIVISION:

Mr. Beecher presented the subdivision plat stating the last time Mr. Law appeared before the Planning Commission he did not have Health Department approval. He now has that approval. He also has a disclaimer that each lot will not be provided culinary water, that each lot owner will assume full responsibility in obtaining an adequate supply of potable water. Mr. Beecher also stated a building permit would not be issued until he has evidence there is available water.

Mr. Okada made a motion to accept the John Law Minor Sub-division with those stipulations stated on the plat map. Commissioner Valentine seconded. None opposed. The motion carried unanimously. Mr. Thompson signed the plat map approving the Minor Subdivision.

STATE ENGINEER'S LETTER:

Mr. Beecher read a letter from the State Engineer regarding Mr. Keith Hansen's concern of the Willard Gravel Pit (Darrell Nielsen Conditional Use Permit) at the request of Mr. Thompson. Mr. Beecher provided background information as to why the letter was written. A copy of the letter is included as Attachment 2.

ZUNDEL MINOR SUBDIVISION:

Mr. Beecher presented a plat map for a one lot minor sub-division. Mr. Beecher also advised construction had been started, and stated Mr. Zundel was not aware of the County's requirements for a subdivision. He advised Mr. Zundel if the Planning Commission does not approve the subdivision, he would be required to stop work and remove all footings, foundations, etc.

Mr. Beecher stated water is being provided from the Riverside-North Garland Water Company and the water hook-up is already in, and septic tank approval has been given by the Health Department.

Commissioner Valentine made a motion to approve the Minor Subdivision of Mr. Bruce Zundel. Mr. Christensen seconded. None opposed. The motion carried unanimously. Mr. Thompson signed the plat map approving the Minor Subdivision.

RUSS BROWN BILLING TO THE COUNTY:

The billing from Russ Brown for work on the Willard Gravel Pit was again discussed. It was pointed out that the Minutes of July 20, 1989 tabled the discussion until a full quorum was present to discuss the bill. A motion was made by Mr. Okada to table the discussion to be added to the October 1989 Agenda and that a copy of the bill be included with next month's meeting notice to all members. Mr. Christensen seconded. None opposed. The motion carried unanimously.



CIRCA 1890's

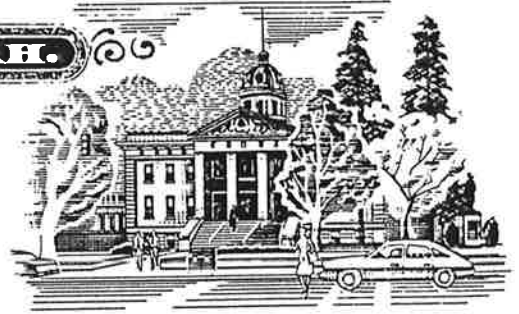
Box Elder County,

STATE OF UTAH

COUNTY COMMISSIONERS
YANK O. NISHIGUCHI
ROBERT G. VALENTINE
JAMES J. WHITE

OFFICERS

APTON R. DARNELL, COUNTY TREASURER
ALLEN L. JENSEN, COUNTY CLERK
ROBERT E. LIMB, COUNTY SHERIFF
MARIE G. KOHTH, COUNTY RECORDER
JON J. BUNDERSON, COUNTY ATTORNEY
MONTE R. MUNNS, COUNTY ASSESSOR
DENTON BEECHER, COUNTY SURVEYOR
DORIS L. OLSEN, COUNTY AUDITOR



CIRCA 1980's

15 September 1989

Dear Planning Commission Member:

The regularly scheduled meeting of the Box Elder County Planning Commission will be held Thursday, September 21, 1989, at 7:30 p.m.

Items to be discussed will include:

1. Russ Brown billing to the County
2. John Law Minor Subdivision
3. State Engineer's Letter
4. Zundel Minor Subdivision

Enclosed is a copy of the Minutes of the 17 August 1989 Planning Commission Meeting.

Denton H. Beecher

Enclosure

atc. m. 1.



DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WATER RIGHTS

Norman H. Bangertter

Governor

Dee C. Hansen

Executive Director

Robert L. Morgan

State Engineer

1636 West North Temple, Suite 220

Salt Lake City, Utah 84116-3156

801-538-7240

August 17, 1989

Mr. Keith Hansen, P.E.
Hansen and Associates, Inc.
538 North Main Street
Brigham City, UT 84302

Re: Cook Canyon Gravel Excavation

Dear Mr. Hansen:

We have received your plan submittal for the above-referenced project dated August 10, 1989, and have reviewed all the enclosed material. The State Engineer does not have jurisdiction in flood control hydrology or project concept and design per se but we do regulate designs for dams and stream alterations. Because this project involves channel alterations that could cause headcutting, sediment mobilization and changes in flow and infiltration patterns, we are requiring that you submit an Application to Alter a Natural Stream. This application has a 30 day processing time and will be handled by Chad Gourley of our Dam Safety Section.

The actual gravel pit consists of a large cut excavation that abuts on the Brigham canal and does not have an embankment, outlet or spillway. We have no authority to regulate this impoundment. The lower pond expansion does have an embankment, outlet and spillway and would fall under our regulations for impoundments less than 20 acre-feet (Form R69).

We have performed an independent hydrological analysis according to our standards (6 hour, 100 year, SCS, Type II storm, AMC III). We do not recognize 2 hour or 24 hour, 100 or 200 year storms or the Farmer Fletcher Distribution for the design of retention structures. Using a precipitation of 2.2 inches, a curve number of 87, a time lag of 0.39 hours and an area of 0.54 square miles, we calculate a peak inflow of 221 cfs and a total storm volume of 31 acre-feet. Since your spillway elevation is 4428.8 feet and the crest elevation is 4429.5, the dam is overtopped by everything larger than 35% of the 6 hour 100 year storm. Our minimum freeboard requirement of 3 feet would successfully route the 100 year storm and is strongly recommended for this application.

Mr. Keith Hansen
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August 17, 1989

If you have any question or comments, please contact Richard Hall or Matt
Lindon of our Dam Safety Section.

Sincerely,



Robert L. Morgan, P.E.
State Engineer

ENCLOSURES

RIM:rbh:mcl

cc: Bob Fotheringham, Logan Area Engineer


UNSCHEDULED BUSINESS:

Because of the situation with the Zundel Minor Subdivision and Mr. Zundel not obtaining prior Planning Commission approval before beginning construction, Mr. Okada recommended a penalty fee be assessed all future situations of this nature. A discussion continued, and it was concluded by a motion from Commissioner Valentine that the County Clerk be authorized to draft a proposed Resolution that any infraction of the Building Permit Ordinance would constitute a penalty and the building permit fee would then be twice the regular cost; and the proposed Resolution be an Agenda item for next month's (October) consideration. Mr. Okada seconded. None opposed. The motion carried unanimously.


A recommendation for a flat fee schedule was made by Mr. Okada. Mr. Thompson agreed and a discussion followed. Mr. Beecher agreed to include this on the October Agenda.

Mr. Thompson requested a motion to adjourn. Commissioner Valentine made the motion. Mr. Okada seconded. None opposed. The motion carried unanimously. The meeting adjourned at 8:20 p.m.

Passed and adopted in regular session this 21st day of December, 1989.


Richard D. Kimber, Chairman

ATTEST:


Allen L. Jensen
County Clerk