

Benson Planning Commission

Minutes for 15 Jan 2008

Present: Tracy Reese, Jerry Tombs, C. Wayne Maughan , Jason Watterson, Lanny Ballard, Kenneth Cardon, Jay Baker, Shawn Bunnell.

Start Time: **7:02 PM**

Maughan welcomed.

Approval of Agenda

*Cardon moved to approve agenda. **Ballard** seconded; **passed 5,0.** (Tombs had not arrived yet)*

Approval of Minutes

*Watterson moved to approve 20 Nov 2007 minutes **Cardon** seconded; **passed 6,0.***

Election

*Cardon moved to retain current Benson Planning Commission officers. **Ballard** seconded; **passed 6,0.***

Ernest Dean Subdivision Amendment

Baker The applicant is requesting a subdivision amendment to add an additional lot to an existing three lot subdivision on an original 1970 parcel. The agent for this subdivision is requesting that a single lot be divided from Lot 3 (the Agricultural Parcel). The additional lot (Lot 4) would include the existing home. Because Lot 4 is the only new Lot being created by this subdivision amendment and there are no proposed changes to any other lots. Staff recommends that the Benson Planning District Commission approve a motion to recommend that the County Council approve the Ernest Dean Subdivision Amended.

Reese asked about stipulation # 4.

Baker clarifies that if an applicant goes through the planning commission process again. The Ag parcel could change its use.

Watterson is there sufficient frontage on lot 3?

Baker Yes, there is 132 ft of frontage.

Cardon does this have anything to do with the Ryan Merrill Property.

Baker No.

Ballard** moved to recommend approval of the Ernest Dean Subdivision Amendment, with staff recommended stipulations and findings of fact. **Watterson** seconded. **passed 6,0.

STAFF RECOMMENDATIONS

Action: Staff recommends that the Benson Planning District Commission approve a motion to recommend that the County Council approve the Ernest Dean Subdivision Amendment, a four (4) lot subdivision for property located at approximately 3385 West 2600 North, Benson, TIN #12-017-0075, 12-017-0082, and 12-017-0024.

Stipulations:

1. Any new septic systems shall meet the requirements of the Bear River Health Department and shall be a minimum of 200 feet from any water way or well unless otherwise designated by the Health Department.
2. All trash containers shall be placed on County Road 3000 North or 2600 North for collection.
3. All landowners are required to obtain a Zoning Clearance and all applicable department reviews prior to any construction on the lots.
4. Lot 3 will be labeled Agricultural Parcel on the final plat and will not be eligible for residential or commercial development until the subdivision is amended to change this designation.

RECOMMENDED FINDINGS OF FACT

The Planning Commission bases its decision on the following findings supported in the administrative record for this project.

1. The Ernest Dean Subdivision Amendment has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Ernest Dean Subdivision Amendment has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Cache County Code and the requirements of various departments and agencies.
3. The subdivision approval is issued in conformance with Title 17 of the Cache County Code.
4. The Ernest Dean Subdivision Amendment is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. 3000 North provides access to the subject property, has an adequate capacity, or suitable level of service, for the proposed use.

Reese moved to adjourn meeting. **Thombs** seconded. *passed 6,0.*

Cardon introduces Richard Creek and his wife who attended the meeting.

Meeting adjourned at **7:12:00 PM.**

For more detailed discussion see DVD recording.