

PLANNING COMMISSION MEETING

February 16, 1984

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, February 16, 1984, at 7:00 p.m.

Members Present: Jerry Wilde, Richard Kimber, Kent Newman  
Glen Nelson

Ex-officio: Denton Beecher, Jay Hirschi.

Minutes of the January 19, 1984, meeting which were mailed to all members, were approved by a motion made by Richard Kimber and seconded by Glen Nelson. All present voted in approval.

WEST HILLS SUBDIVISION RESUBMISSION FROM 1979

J. Dell Petersen met with the Commission and resubmitted Phase 1 of his West Hills Subdivision for preliminary approval. The subdivision is located approximately  $\frac{1}{2}$  mile West of the Thatcher church. Willard Hill of the Health Department approved the project when it was first submitted. Denton Beecher reported that a permit would be required to drain runoff water into the canal, and culverts would be needed at some of the intersections. Other requirements were also mentioned during the discussion. Glen Nelson made a motion that the preliminary plat be approved subject to changes which were pointed out by Mr. Beecher. Motion was seconded by Kent Newman and approved by all present.

BRUCE JEPPESEN REQUEST TO BUILD RESIDENTIAL HOME

Denton Beecher reported that Bruce Jeppesen wants to build a home on some property west of Garland which involves the Jack Pierce property. He said there is presently some homes built in the area, and if Mr. Jeppesen's request is approved, the area could then be classified as a subdivision. There was some question if other property had been sold, and if all the property owned by Mr. Jeppesen be combined as one parcel. Since there were several unanswered questions, Richard Kimber made a motion that the request be denied. Motion was seconded by Kent Newman, with all voting in favor.

JAMES SHAW REQUEST FOR HOME OCCUPATION

Reported by Denton Beecher that James Shaw wants a conditional use permit to tie flies in his residence. Denton said he is a school teacher and this is his hobby, but he wants to expand to a part time occupation. It was reported that there would be very little traffic since he would be involved in delivering most of his merchandise. Following a discussion, Glen Nelson made a motion that the conditional use permit application be approved. Motion was seconded by Richard Kimber with all voting in favor.

APPLICATION AND INSPECTION FEES

Denton Beecher suggested that the Planning Commission consider charging a fee for applications and drawings submitted to them for approval, because of the work involved in reviewing and checking the plats etc. Mr. Beecher submitted a copy of the fees charged by Brigham City, but said he has not checked with other cities or counties for a comparison. The Commission was in favor of the suggestion and would be willing to make a study after reviewing policies of other cities. Mr. Beecher said he will obtain additional information and Jay Hirschi

will check with Tremonton City for a schedule of their fees charged,  
then Mr. Beecher will report at the next Planning Commission meeting.

Meeting adjourned at 7:55 p.m.

Submitted by Jay R. Hirschi \_\_\_\_\_

RESOLUTION NO. 80-10

APPLICATION FEES

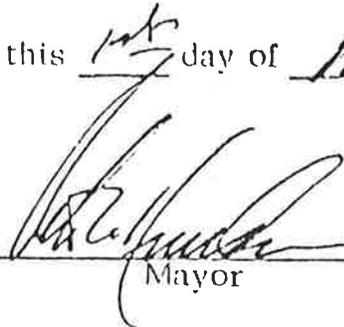
WHEREAS, Brigham City has by Ordinance adopted a Zoning Code for Brigham City and has provided therein that fees and charges shall be established by the City Council for applications and services thereunder,

NOW THEREFORE, be it resolved by the City Council of Brigham City, Utah, at regular meeting with full quorum present and voting in favor thereof, that application fees be established for the following, to-wit:

Section 1: Applications to Planning Commission

	Application for Conditional Use Permit	\$ 20.00
50.00	Application for Zoning Map Change	100.00
	Application for Planned Unit Development	300.00 plus
		\$25.00 per unit
	Inspection of planned unit development	300.00 plus
		\$30.00 per unit
	Application for subdivision - regular or minor	
	(a) Sketch plan	200.00 plus
		\$10.00 per lot
	(b) Preliminary and final plat	150.00 plus
		\$15.00 per lot
	(c) Inspection	300.00 plus
		\$30.00 per lot

Passed and adopted in regular session this 17 day of MAY 1980.

  
\_\_\_\_\_  
Mayor

Attest:



APPLICATION FOR CONDITIONAL USE PERMIT

Applicant's Name JAMES SHAW Application No. 24  
Address 9022 S. Hwy 89#2 WILLARD Date Received by Building Inspector \_\_\_\_\_  
Telephone 782-2617 Date of Hearing \_\_\_\_\_

Application is hereby made to the Planning Commission requesting that  
JAMES SHAW be permitted as a "conditional use"  
on \_\_\_\_\_ located at 9022 S. Hwy 89#2  
(Sq. Ft. or Acres) Street Address  
in a \_\_\_\_\_ zone (see attached location map).

Please complete the following:

- I. State in detail what is intended to be done on or with the property. Include Site Plan as required in the Conditional Use Chapter of the Zoning Ordinance.

REQUESTING A HOME OCCUPATION PERMIT TO SELL FLIES FOR FISHING OUT OF MY HOME. I WILL ALSO BE DELIVERING FLIES AND ATTEMPTING TO FILL CONTRACTS WITH VARIOUS INDIVIDUALS AND CONTANYS.

- II. Explain fully how your application will satisfy each of the following conditions:

(a) The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community.

(b) The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons nor injurious to property or improvements in the vicinity.

THERE WILL BE NO SAFETY PROBLEMS

- (c) The proposed use will be compatible with and complimentary to the existing surrounding uses, buildings, and structures when considering traffic generation, parking, building design and location, landscaping, noise, or other pollution.

THERE WILL NOT BE ENOUGH TRAFFIC TO WORRY ABOUT A PARKING ETC. PROBLEM

- (d) The proposed use conforms to the goals, policies, governing principles and emerging land use patterns of the Master Plan. Please list specific goals and policies as adopted in the Master Plan which would be pertinent.

N/A

- III. Attach a copy of market analysis and economic study which justifies the proposed use, and any assurance of financial ability or program to complete and conduct the use (if required by Planning Commission)

N/A

- IV. If proposed use is providing a public service, rather than a private personal use, explain how it will benefit the public or render a service to the community.

N/A

- V. List the names and addresses of all property owners within 300' of the subject property. (Use additional sheet if necessary)

- VI. Fee paid \_\_\_\_\_

FRANK WOODLAND

8922 S. Hwy 89 #2

WILLARD, UTAH 84340

Signed:

JAMES SHAW  
(Applicant)

9022 S. Hwy 89 #2  
(Address)  
WILLARD UT 84340

782-2617  
(Phone)

Zoning Administrators Action:

Date Approved: \_\_\_\_\_

Date Disapproved: \_\_\_\_\_

Date Referred to Planning Commission for Action 2/2/84

Planning Commission Action:

Date Approved: 2/16/84

Date Disapproved: \_\_\_\_\_

Governing Body Action if Appealed From Decision of Planning Commission:

Date Approved: \_\_\_\_\_

Date Disapproved: \_\_\_\_\_

Public Hearing Date if Deemed Necessary \_\_\_\_\_

Conditions of Approval

, or Reasons for Disapproval

List:

Signature:

Denton A. Beecher

Chairman, Planning Commission or, Zoning Administrator

The Building Inspector shall place the Conditional Use Application No. as well as any conditions of approval on the Building Permit.

Appealed to the Planning Commission from Decision or Zoning Administrator \_\_\_\_\_

Appealed to the Governing Body from Decision of Planning Commission \_\_\_\_\_