

PLANNING COMMISSION MEETING

April 17, 1986

Meeting of the Box Elder County Planning Commission held on Thursday, April 17, 1986, at 7:00 p.m. Those present were: Chairman Richard Kimber, Jon Thompson, Devon Breitenbeker, Kent Newman and Don Chase. Excused was Don Petersen and Denton Beecher. Also present was Ex-officio Jay Hirschi.

Chairman Richard Kimber, conducting, called the meeting to order at 7:00 p.m. and asked for approval of the minutes for the previous meeting. A motion was made by Devon Breitenbeker that the minutes of the meeting held on March 20th, be approved as written. The motion was seconded by Jon Thompson and approved by all members present.

BOMB SHELTER REQUEST BY IVAN K. TIPPETTS Chairman Kimber read a letter which was received by Denton Beecher from Ivan Tippetts, LasVegas, Nevada, requesting permission to divide 160 acres in Park Valley into 5 acre parcels with a bomb shelter on each lot. The letter was answered by Denton Beecher requesting additional information. (Copy 1).

CONDITIONAL USE PERMIT WHITE ORCHARD CO.  
W. Robert White, Bob White, Oscar Puckett, David Oakola and Rick Fairbanks met with the Commission as they were instructed during the previous Commission meeting. Mr. White briefly reviewed their request for the extraction of gravel from their property with a long range planning of development into a housing project. Mr. Breitenbeker reported that he read the notice in the local paper wherein the public was invited to attend the meeting tonight to express their views either for or against the request. There were none in attendance who were opposed to the request. Mr. Breitenbeker reported that he has spent a considerable amount of time reviewing the White Orchard Co. request and has visited with others on the matter, but did not receive any disfavor. Devon Breitenbeker made a motion that a conditional use permit be issued for the purpose as outlined after they have met all the requirements which have been requested by Denton beecher. Don Chase stated that if the request has been duly published in the paper inviting the public to this meeting, he would have no objections. The motion was seconded by Jon Thompson and approved.

ZONE CHANGE REQUEST BY LOYAL WESTMORELAND

Loyal Westmoreland met with the Commission with an Application For Amending The Zoning Ordinance. The property is located west of Tremonton near Rocky Point. Mr. Westmoreland wants to develop his property into a restaurant, motel, truck stop, and curio shop. (Copy 2). Chairman Kimber reported that he had previously visited with Denton Beecher and it was the suggestion of Mr. Beecher that the area involved be changed from an RR-5 to a Commercial zone which would be consistant with other areas along the highway. Chairman Kimber also stated that Mr. Beecher had some questions regarding right-of-ways and property ownership which would

need to be verified. He said Denton also proposed a larger area to be rezoned than what is being requested by Mr. Westmoreland because of the natural boundaries. Following a discussion, Devon Breitenbeker made a motion that the request for rezoning be submitted to the Box Elder County Commissioners to hold a public hearing for the people to respond. The motion was seconded by Don Chase and approved.

WHEATLAND GRAIN CONDITIONAL USE PERMIT

Kent Perry, Lynn Perry and Vern Petersen met with the Commissioners for approval of a conditional use permit to construct a 9,400 sq. ft. storage warehouse for farm products. Mr. Perry said a building permit was requested and issued 3 years ago and didn't expect any problems this time so they have ordered the building. Mr. Perry said the building would be used to store agricultural products for the farmers in the surrounding areas. Following further discussion, and because of time, Kent Newman made a motion that the Conditional Use Permit be approved with the stipulation that letters of approval be obtained from Helen Reeder, Frank Reese and Milton Bywater, who are property owners adjacent thereto, and submitted to Denton Beecher. Also that the building conforms to the proper side requirements of 20' from the property line instead of 16' as requested. The motion was seconded by Jon Thompson and approved.

CHRIS LANE MINOR SUBDIVISION

J. Dell Peterson from Thatcher met with the Commission for sketch and preliminary approval by the Commissioners to the minor adjustments for his housing lots. Mr. Peterson wants to remove one mobil home from a lot and put in a larger home. He said Mr. Beecher made various corrections to his sketch and there still seems to be a problem between Mr. Barrus and Mr. Beecher in making the necessary adjustments. He said, in order for his son to get financial help, the lot must be deeded to him and he wants to do whatever is necessary to get the job done. After further discussion, a motion was made by Don Chase that Winford Barrus and Denton Beecher meet together and work out the necessary adjustments. When this has been accomplished, Mr. Beecher will sign the plat and present the plat to the Chairman for his signature in approval by the Commission. The motion was seconded by Devon Breitenbeker and approved.

Reported that the next meeting which will be in May, will start at 7:30 p.m. because of DST.

Meeting adjourned at 9:20 p.m.

415086  
4435 E. Chicago St.  
Las Vegas, Nevada  
89104

*for  
Dick [unclear]  
[unclear]  
[unclear]*

*Copy 1  
Minutes 4/17/86*

Dear Sir:

I have 160 acres in Park Valley Utah. It is an ideal location and terrain for bomb shelters. I would like to divide it into 5 acre parcels with a bomb shelter on each parcel. Will you permit me to do so. If not what is the smallest size you will permit. Hoping to hear from you by return mail.

Shelving Inc.

*Shelving Inc.  
[unclear]*

Dear Sir

As there are more than one zone in the Park Valley Area and Park Valley covers a vast area we will need to know the exact location of your 160 acres.

*Denton Beecher  
County Surveyor  
01 South Main  
Brigham City, Utah 84302*

APPLICATION FOR AMENDING THE  
ZONING ORDINANCE

Copy 2  
Minutes 4-17-86

Date April 9th 1986

Fee Paid None

I (~~we~~) the undersigned property owners respectfully request that the Zoning Ordinance be amended by THE PRESENT ZONING OF SAID PROPERTY TO REFLECT THE PREVIOUS ZONING, OR SUFFICIENT ZONING TO ACCOMMODATE THE FUTURE PROPOSED CONSTRUCTION,

for the purpose of VIEW AREA - OPEN INDIAN CAVES - CURRIO SHOP - RESTAURANT - MOTEL - HOMES - TRUCK STOP.

\*\* The Planning Commission must review the request from the standpoint that changes in the Zoning Ordinance cannot be made unless it is in the best interest of the public generally and in conformity with the policies of the general or specific Master Plan.

Please answer the following questions: (Attach additional sheet for statements, if necessary).

1. How is this proposal consistent with the policies of the general or specific Master Plan? MAP ATTACHED

2. How will this proposal promote the health, safety, morals, convenience, order, prosperity, or welfare of the general public? I FEEL THIS WILL CERTAINLY BE BENEFICIAL TO TRAVELERS USING I-84 AND I-15, THE STOP AT POINT LOOKOUT WOULD ALSO MAKE THEM MORE AWARE OF SOME OF THE HISTORY OF THIS BEAUTIFUL STATE THIS WOULD ALSO BE A CONVENIENCE FOR ALL LOCAL COMMUNITIES.

3. Names of all owners of property in the proposed amendment area and signatures of property owners as available (Planning Commission may require signatures of all property owners showing approval of proposed change).

| Name                           | Address                                   | Phone          | Approve            | Disapprove    |
|--------------------------------|---|----------------|--------------------|---------------|
| <u>FLOYD EGGLI</u>             | <u>11795 N. 9200 W. BOWHILL</u>           | <u>8543849</u> | <u>[Signature]</u> | <u>4-9-86</u> |
| <u>DON HOMER JR.</u>           | <u>11680 N. ROCKY POINT RD. TREMONTON</u> | <u>2525533</u> | <u>[Signature]</u> | <u>4-9-86</u> |
| <u>B.V. WESTMORELAND TRUST</u> | <u>General Westmoreland - Trustee</u>     |                |                    |               |

1 9 8 5

# TAX NOTICE

BOX ELDER COUNTY TREASURER'S OFFICE, BRIGHAM CITY, UTAH

\* \* \* \* \*  
 \* CORRECTED \*  
 \* NOTICE \*  
 \* \* \* \* \*

|  |      |      |
|--|------|------|
| USE THIS NUMBER ON ALL CHECKS AND CORRESPONDENCE |      |      |
| BOOK   | PAGE | LINE |
| 05   | 175  | 0005 |

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PLEASE NOTE THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.

FORWARD THIS NOTICE TO NEW OWNER IF PROPERTY HAS BEEN SOLD

WESTMORELAND, B Y  
 % WESTMORELAND, LOYAL J  
 432 E VAN KOEVERING  
 RIALTO, CA. 92376

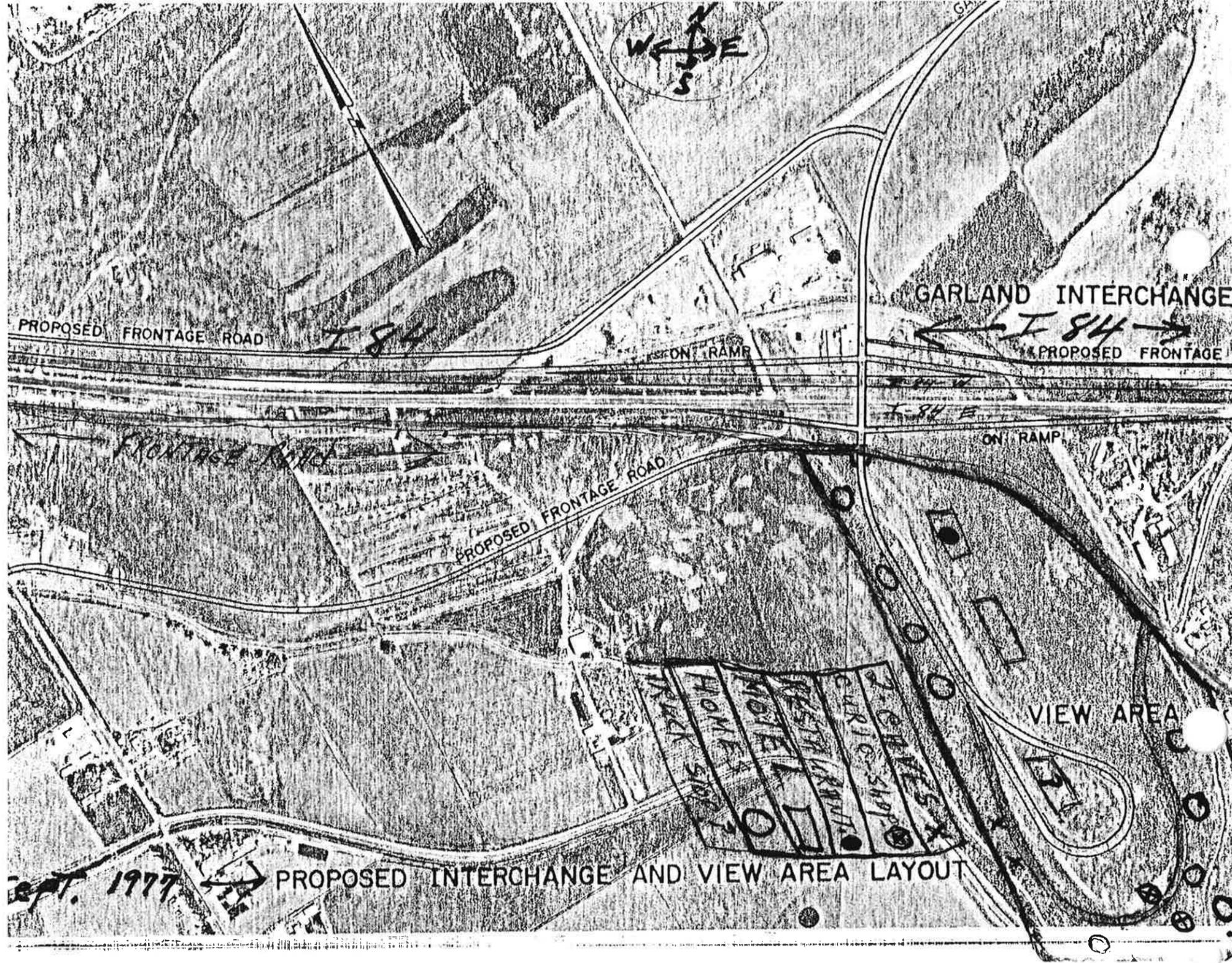
## DESCRIPTION

BEG AT A PT 1227.5 FT S OF THE NW COR OF THE NE/4 OF SEC 6, TWP 11N, R 3W, S1M. TH RUNNING S 2800 FT TO CANAL. TH E ALONG CANAL TO A PT 145 FT W OF INTERSECTION OF ROAD 30 S AND CANAL. TH N TO ROAD SO S, TH NW ALONG SAID ROAD TO BEG. LESS STATE HWY. CONT 32.84 ACRES.

TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN MY OFFICE. LAST NOTICE REQUIRED BY LAW.

| CODE  | DESCRIPTION              | ADJUSTED | ACRES/COUNT | ASSESSED VALUE | TAX AMOUNT |        |
|-------|--------------------------|----------|-------------|----------------|------------|--------|
| AR    | AGRICULTURAL REAL ESTATE | 5,225    | 32.84       | 1,045          | 47.75      |        |
| RR    | RESIDENTIAL REAL ESTATE  | 5,380    | .00         | 1,076          | 49.16      |        |
| CB    | COMMERCIAL BUILDINGS     | 53,045   | 1.00        | 10,609         | 484.73     |        |
| TOTAL |                          |          |             |                | 12,739     | 581.64 |

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APPLICATION FOR CONDITIONAL USE PERMIT

Applicant's Name Whiteland Seed Inc. Application No. \_\_\_\_\_  
Address Brigham Utah 84302 Date Received by Building Inspector \_\_\_\_\_  
Telephone 234-2371 Date of Hearing \_\_\_\_\_

Application is hereby made to the Planning Commission requesting that

A Storage Warehouse be permitted as a "conditional use"  
on 9400 sq. Ft. located at 1280 W. Hwy 89  
(Sq. Ft. or Acres) Street Address  
in a RR5 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.  
We intend to build a 9400 sq. Ft. warehouse for the purpose of storing bagged and boxed dry Beans.

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.  
This warehouse will allow us to process and store dry edible Beans. Currently there is not a bean processing facility in Utah. This warehouse will allow farmers in the area the option of growing dry edible beans.

(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.  
THIS BUILDING WILL ONLY BE USED FOR THE WAREHOUSING OF BEANS, SO IT SHOULD NOT BE DETRIMENTAL TO ANYONE IN THE AREA.

AGENDA  
BOX ELDER COUNTY PLANNING COMMISSION  
MEETING PLACE: COUNTY COMMISSION CHAMBERS  
BOX ELDER COUNTY COURTHOUSE  
BRIGHAM CITY, UTAH

- I. Public agenda for Box Elder County Planning Commission meeting  
scheduled for April 17 th 1986 at 7:00 p.m.
- II. Notice given to newspaper this 16th day of April, 1986.
- III. Approval of minutes of March 20, 1986.
- IV. Scheduled Delegations:
  1. White Orchard Co. Conditional Use Permit *Approved by voice satisfied  
approved when Beeler satisfied*
  2. Loyal Westmoreland Request for Zone Change (Bothwell Area) - *to Commission for  
reopening*
  3. Wheatland Grain Conditional Use Permit Request (Harper Area)
  4. Chris Lane Minor Subdivision Sketch & Preliminary Approval Request
  5. ( J. Dell Petersen)
  6. *Approved when Beeler present  
a letter of approval from*
  7. *Kelen Beeler*
  8. *Frank Beeler*
  9. *Melvin Bywater*
  - 10.
- V. Old Business
  1. Time change for May 7:30 PM DST
  - 2.
  - 3.
  - 4.
  - 5.*Beeler & uniform to me  
cut paper adjustments  
& corrections when Beeler  
Beeler to sign then  
Planning Comm. will  
Sign*