

PLANNING COMMISSION MEETING

April 19, 1984

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, April 19, 1984, at 7:00 p.m.

Members present were: Jerry Wilde, Thomas Mower, Jay MacFarlane, Richard Kimber, Kent Newman, J. Glen Nelson

Ex-officio: Denton Beecher, Jay Hirschi

Minutes of the March 15, 1984, meeting were mailed to all members. Minutes were approved by a motion made by Jay MacFarlane and seconded by Kent Newman.

CONDITIONAL USE PERMIT FOR WESTERN TELE-COMMUNICATIONS, INC.

Denton Beecher explained to the Commission, for their approval, the Application For Conditional Use Permit by Western Tele-Communications, Inc. to install a tower in the Park Valley area in a MU 40 zone. Tower not to exceed 335'. The Company will also be installing towers located in the Bothwell area, South West of White's Valley. Another in the Snowville area, 2 miles West and 1½ miles North of Snowville. Another in the Lind area, on the South West part of the Lind property. Another at the Jackson Springs site next to the boarder, South and West of Grouse Creek, 1/4 mile East of the Nevada Boarder. Wess Weakman, representing the Western Tele-Communications Co., was present to answer any questions. Following the discussion, Jay MacFarlane made a motion that the Conditional Use Permit be approved. Motion was seconded by Richard Kimber and approved. (Copy 1).

APPLICATION FOR AMENDING THE ZONING ORDINANCE IN BELMONT SPRINGS AREA

John Thayne and Scott Holmgren is requesting the area around the Belmont Springs to be zoned for the protection of the property owners within the area. Mr. Holmgren presented an application which was signed by many of the property owners for their approval. (Copy 2). The area proposed is all of section 23 and part of section 14 which is that part owned by Belmont Springs and Box Elder County. Mr. Holmgren wanted the area zoned so present uses could be continued, but prohibit feed yards, overhead power lines, and other undesirables which would not be compatible with the residential surroundings. It was suggested that Nucor Steel be contacted, since they had previously desired to zone their property, to try and include their area at the same time. Denton Beecher recommended that the application be introduced to the County Commissioners for them to take under advisement and consideration, then look for the zoning of Nucor area later. A motion was made by Glen Nelson to recommend that the Commissioners set up a hearing to get the feeling and input from those within the area being considered. Motion was seconded by Thomas Mower and approved.

CONDITIONAL USE PERMIT TO BUILD FRUIT STAND BY GAY W. PETTINGILL

Gay Pettingill submitted a request for a Conditional Use Permit to erect a fruit stand on the property he is purchasing from Phillip Barber. Mr. Pettingill reported that he presently has a fruit stand in the area, but it is too close to the highway. The new fruit stand would be located farther back on the property, free from the traffic hazard, and would allow off highway parking. The property contains approximately 16.58 acres and the building would set back some 30 feet, but not far enough back to lose visibility by road traffic. He said the building would have 4 or 5 12' overhead doors on the front to lock up in the evenings without removing the merchandise. Mr. Pettingill also stated that the building would be far enough back to allow cars to park off the highway and also turn around before going onto the highway. Motion was made by Richard Kimber that, upon acquisition of the property and the fulfillment of all specifications as to location of the building to allow the satisfactory movement of traffic, and the fulfillment of the recommendations of Denton Beecher, the Application For Conditional Use Permit be approved. (Copy 3). Motion was seconded by Kent Newman and approved.

SKETCH PLAN APPROVAL FOR DON SOUTHWICK MINOR SUBDIVISION

Don Southwick presented a sketch plan for Commission approval for a minor subdivision located West of the Bear River High School on 12000 North and about 8800 West, being on the South side of the road just West of the Radio Station. The subdivision would contain 5½ acres divided into 4 building lots. Motion was made by Kent Newman to accept the sketch plan, and prior to any further approvals the requirement for cullinary water, sewer service, and area drainage would have to be determined and approved. Motion was seconded by Glen Nelson and approved.

REQUEST BY DEVERL PAYNE TO LOCATE MOBILE HOME ON HIS PROPERTY

Denton Beecher, in the absence of DeVerl Payne, reported to the Commission that a request has been received from DeVerl Payne for permission to locate a mobile home on his property West of the Bear River High School, about 2 miles west on 12000 North Street. It was reported by Mr. Beecher that Mr. Payne has a city water hookup and has access to the City sewer. Reported that Mr. Payne's son wants to live in the mobile home for a period of 18 months. Stated by the Commission that, in the past, approval has been given on the basis of a permanent foundation, farm labor occupancy, or for members of family during their later years in life when help might be needed. Motion was made by Thomas Mower that the request be denied for a mobile home, unless it is located on a permanent foundation. Motion was seconded by Richard Kimber with all in favor of the motion.

MOBILE HOME AND HOUSE CONSTRUCTION IN THATCHER PENROSE AREA APPROVAL

Denton Beecher reported that he has received a request from Bill Reeder to move a mobile home on the rear of a lot with a house constructed on the front of the building lot. He stated that the

request was to move the mobile home on the lot first which would be a home for their mother, then start the construction of their house.(Copy 4)
The Commission requested that the construction of the house must be started prior to giving consideration for the mobile home. Motion was made by Glen Nelson that the owner be issued a building permit for the construction of the house, then when the foundation has been installed, approval be given to move in the mobile home on a temporary basis. Motion was seconded by Glen Nelson and approved.

Meeting adjourned at 8:30 p.m.

APPLICATION FOR CONDITIONAL USE PERMIT

Copy 1
minutes 4-19-84

Applicant's Name Western Tele-Communications, Inc. Application No. _____
Address 5455 S. Valentia Way, Denver, Colorado 80222 Date Received by Building
Inspector _____
Telephone 303-693-0487 303-771-8200 Date of Hearing _____

Application is hereby made to the Planning Commission requesting that _____
Communications Tower not to exceed 335' to be permitted as a "conditional use" on
3.5 acres located at Hwy. 30 - Park Valley, Utah
(Sq. Ft. or Acres) Street Address
in a MU 40 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.

W.T.C.I. proposes to construct a 335' communications tower for transmitting and receiving voice data. (Long distance telephone service between Salt Lake City and San Francisco) A guyed tower with a 10' X 20' equipment building of fibercrete, along with an improved road access and 6' chain link fence 60' X 30' around building and tower base.

- 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.

Long distance phone service will be available to the general public through our contract customers. Although it will not impact the existing phone service in the Park Valley area at the present time, there is the possibility that future long distance rates will be lower in the area because of increased competition.

- (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 will not affect the health, safety, or general welfare of persons in and around the general vicinity in any way. The facility will be fenced, gated, and locked to prevent unauthorized entry. Further, it is compatible with the rancher's needs and uses and will not affect the property or improvements in any way.

Zoning Administrators Action:

Date Approved: _____

Date Disapproved: _____

Date Referred to Planning Commission for Action: _____

Planning Commission Action:

Date Approved: 4/19/84

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

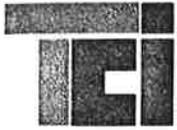
List: NONE

Signature: *Jerry Duhalde*
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 _____



WESTERN TELE-COMMUNICATIONS, INC.

4662½ So. Yosemite, Englewood, Colorado 80111

Phone: (303) 694-3794 • Toll Free: 1-800-525-1636 (Out of State Only)

March 21, 1984

Mr. Denton Beecher
Box Elder County Zoning Officer
County Courthouse
Brigham City, Utah 84302

Dear Mr. Beecher:

Attached please find a completed application for a Conditional Use Permit for a communications tower at Park Valley, Utah.

I have included maps and also power and road locations for the other four locations in Box Elder County that are all unzoned.

If you need further information or have any questions whatsoever, please call me at 1-800-525-1636.

Sincerely,

WESTERN TELE-COMMUNICATIONS, INC.

A handwritten signature in cursive script, appearing to read 'Wesley C. Wiechmann'.

Wesley C. Wiechmann
Land Acquisition

WW/bs

Enclosures

APPLICATION FOR AMENDING THE
ZONING ORDINANCE

Copy 2
Minutes 4-19-84

Fee Paid _____

Date: April 1, 1984

I (we), the undersigned property owners, respectfully request that the Zoning Ordinance be amended by the following to include all of Section 03, and that part of Section 14 owned by Belmont Springs Partnership and Box Elder County in Township 13 North, Range 3 West, SL B 4 Meridian to allow: Commercial Business, light manufacturing, cropping of land, fish culture, cattle and livestock pasturing, airstrip and accompanying facilities, recreational uses, single and multiple family dwellings, condominiums, water slide, pools, recreational motor home hookups, geothermal and hydro electric power generation, and anything else compatible with residential and recreational uses but to prohibit Heavy Industry, livestock feed yards, poultry houses, future quarter telephone and power lines, for the purpose of allowing uses compatible with present and future landowners, residents and tenants

** 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? This proposal identifies uses compatible with present uses.

2. How will this proposal promote the health, safety, morals, convenience, order, prosperity, or welfare of the general public? It will provide a zone for already established uses and prohibit future incompatible uses.

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
Belmont Springs Partnership	- Box 36, Fielding, Utah 84311	458-3200	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John A Udy	3764 Bannock St. Salt Lake Utah	969-2949	<input checked="" type="checkbox"/>	<input type="checkbox"/>
R. Wyna Zundell	Garland, Utah 84312	458-3579	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Melba Adams	18945 N. 6000th (over) Ogden, UT.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPLICATION FOR CONDITIONAL USE PERMIT

Copy 3
minutes 4-19-84

Applicant's Name Gay W Pettingill Application No. _____
 Address 7765 50 Hwy 89 Date Received by Building Inspector _____
 Telephone 723-6553 Date of Hearing 4-19-84

Application is hereby made to the Planning Commission requesting that

Gay W Pettingill Fruit Stand be permitted as a "conditional use"
 on 16-58 located at Apex 8705 50 Hwy 89
 (Sq. Ft. or Acres) Street Address

in a RR-5 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.

Fruit Out lot on east side of 89. To renew the existing fruit building that is on the property.

- 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.

We will be putting in fruit in the existing area. This hasn't had any thing done to it for a number of years - Complete impro

- (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.

It should be quite a lot better for all the area to have the mess cleaned up.

Zoning Administrators Action:

Date Approved: _____

Date Disapproved: _____

Date Referred to Planning Commission for Action _____

Planning Commission Action:

Date Approved: _____

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: _____

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 _____

TO WHOM IT MAY CONCERN:

WE THE UNDERSIGNED HAVE NO OPPOSITION WITH GAY W. PETTINGILL
BUILDING A FRUIT OUTLET ON THE PROPERTY HE IS PURCHASING
FROM PHILLIP BARBER:

Clayton Mann
Sally Mann
Cliff Mann
Annabel Mann
Owen Kidman
Tom Kidman
Alice F. Kidman
Bobbi G. Kidman

Devin V. Loveland
Ed Loveland
Ray L. Woodland
Conda Dife
Frank Woodland
Marian Mowser
Maurine Mowser
Ray A. Hankin

Bill REEDER

Copy 4
minutes 4-1984

12716

North

South

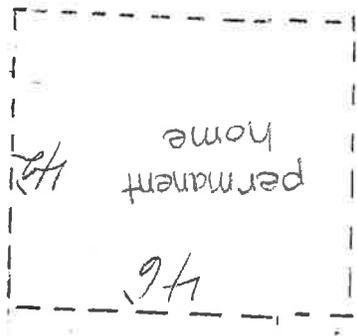
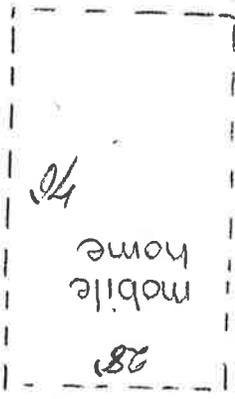
588° 13' 51" W

N 88° 13' 51" E

3170'

private road

125.50
Highway 102



151° 40'

N 0° 55' 18" W

240.70'

4780'

State

125.50

102

50' x 46'



BEAR RIVER DISTRICT HEALTH DEPARTMENT

170 North Main Street • Logan, Utah 84321

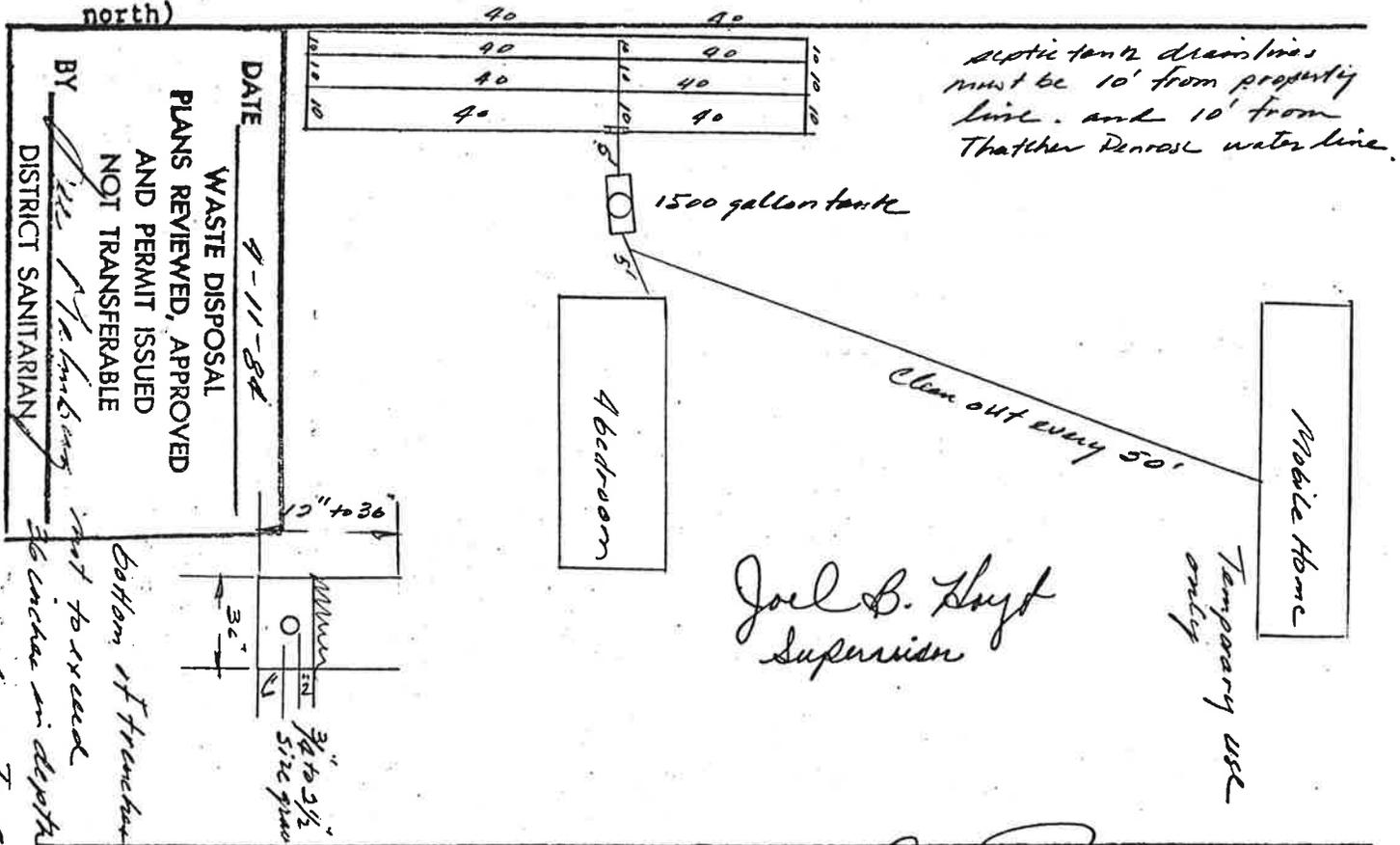
Phone: 752-3730

SERVING the HEALTH NEEDS of BOX ELDER, CACHE and RICH COUNTIES

(801) 752-2730

APPLICATION FOR PERMIT TO CONSTRUCT SEWAGE DISPOSAL SYSTEM

- Name William Reeder Address 6022 S. 2100 W. Ray Phone 825-1594 2873 *Bill's extension at Thiokol*
- Lot and block number, subdivision name and/or street address, and city of proposed construction: Lot just north of 10165 N. Highway 102 Thatcher
- No. of Bedrooms 4 4. Basement Yes No
- Static water table level below ground surface 60 ft
- Percolation Rate 30 min/inch
- Soil studies to a depth of 10 feet if system is to accommodate basement facilities. silty sandy clay
- Plot plan showing lot size, location and dimensions of house, septic tank, location of waterways or impounded water, well, spring, roads, driveway, etc.: (indicate north)



(Permit expires 2 years from above date)

Signature Wra Reeder

Note: System must be installed as shown on permit or approval may be denied.

Have Joel also sign this permit to OK mobile home and temporary mobile home service

BILL OR ORA REEDER
6092 SOUTH 2100 WEST 825-1594
ROY, UTAH 84067

No. 0-215

Feb 13 1978 97-10/1243

Pay to the
order of

Nitcher Penrose Service Dist \$ 500⁰⁰/₁₀₀

Five hundred dollars & no cents Dollars

RIVERDALE BRANCH

OGDEN, UTAH 84403


Oral Reeder

⑆ 1 2 4 3 0 0 1 0 ⑆ 0 1 0 4 2 1 0 8 1 1 ⑆

⑆ 0 0 0 0 0 5 0 0 0 0 ⑆

© 1978 BANK OF UTAH