

PLANNING COMMISSION MEETING

July 16, 1987

Meeting of the Box Elder County Planning Commission held on July 16, 1987 at 7:30 p.m. in the County Commission Chambers. Those present were Chairman Richard Kimber, Jon Thompson and Kent Newman.

Also present were Ex-Officio Denton Beecher and Jay Hirschi
Chairman Richard Kimber called the meeting to order at 7:30 p.m. He informed those present that they did not have a quorum of the Planning Commission but they would hear from those on the agenda and act accordingly.

GRANT CHRISTIANSEN CONDITIONAL USE PERMIT

Mary Christiansen requested permission to construct two ponds. One pond for irrigation, one for stock watering and fish culture and a possible 3rd pond or cistern. She said the area will be fenced and the only entrance to the ponds will be from within the property. She presented an application for a Conditional Use Permit for approval by the Planning Commission. She said they plan on building a home sometime in the future. Richard Kimber stated that he sees no reason why the permit could not be approved, but would have to be tabled until they can visit with other members of the Commission. Those present approved the request for the conditional use permit.

ZONE CHANGE REQUEST BY DEAN BUNDERSON

Denton Beecher reported that Mr. Bunderson has requested a zone change which included his property in Mantua, but is located outside of the City limits and is surrounded by property in a zone MU 160. Mr. Bunderson wants to change the zone which includes his 12 acres to one-half acre lots. Mayor Leon Johnson of Mantua reported that within the city limits the property in the area of Mr. Bunderson's request is MU 5 which allows one home for every 5 acres, and he feels that any zoning outside the city limits which is adjacent to their MU 5 zone should be the same as Mantua.

The Mayor said that to consider any development in the area of Mr. Bunderson, one must look at the road requirements, the sewer and water supply available. He said Mantua has put a moratorium on building in Mantua and allows only five building permits per year for residential units. Chairman Kimber said there appears to be several problems involved and feels a need for negotiation between Dr. Bunderson and Mantua City more than with the County.

VON CURTIS REQUEST FOR ZONE CHANGE

In reference to the Planning Commission meeting minutes of May 21, 1987, Von Curtis has requested a zone change to include the remainder of his property from an RR-5 zone to an RR-1 zone because there is a portion of his property that remains isolated in the RR-5 zone and cannot be developed. During the discussion, it was felt that there could have been an error or a misunderstanding by those requesting the zone change and also the Commission when describing the total property to be considered in the prior zone change. A motion was made by Jon Thompson that the Commission recommend a zone change, pending upon the polling and approval of the Commission members who are not present, to include the additional property owned by Von Curtis, and that it be referred to the County Commissioners to hold a public hearing during which those in attendance can give their opinion. The motion was seconded by Kent Newman and was approved by all present. Mr. Beecher will contact the members who are absent from the meeting to get their vote.

ROY LEMON "THE BEGINNING SUBDIVISION" FINAL APPROVAL

Denton Beecher presented "The Beginning Subdivision" plat for the development of 5 lots by Roy Lemon. The preliminary plat was approved by the Planning Commission for the first phase of development during the Commission meeting of March 19, 1987. Mr. Beecher said there is many things yet to be done which include; the signing of the plat by the owner, the approval by the Health Department, approval by UDOT for access onto the highway and

for drainage, etc. Mr. Beecher said he has received the cost estimates, but has not had sufficient time to check the calculations. No action was taken because the above requirements need to be completed. The Engineer for Mr. Lemon will be contacted for the needed information.

DON GIBSON MINOR SUBDIVISION

Denton Beecher reported that Don Gibson has previously divided a parcel of property and has sold most of the lots, some having been built upon and approved. He has a total of 6 lots in the subdivision which is located one half mile north and one half mile east of the Crossroads in Tremonton, He now wants to sell the remaining lots. No action was taken.

RIVER FARM MINOR SUBDIVISION - HYRUM MARBLE

Denton Beecher reported that he has a request from Hyrum Marble to amend the River Farm Minor Subdivision and allow him to create a 4 lot minor subdivision rather than what was previously approved. The property is located about one mile North of the Utah-Idaho Sugar Factory property in Garland. A motion was made by Kent Newman to allow Mr. Marble to amend the minor subdivision plat subject to the approval of the absent members on the Planning Commission, which Mr. Beecher will take a poll. The motion was seconded by Jon Thompson and approved.

GARN MINOR SUBDIVISION

The Garn Minor Subdivision plat was presented by Mr. Beecher for review and discussion. No approval was given during the previous Commission meeting held on May 21, 1987, because of the 40' roadway requested and pending further investigation. Mr. Beecher reported that there is a problem with the road because of other houses that have been built on both sides of the road and which are annexed to Fielding City. Mr. Beecher said because of the situation and conditions that have allready been set by Fielding, the County has no alternative but to accept the 40' roadway. All approvals necessary have been given including utilities, etc. A motion was

made by Jon Thompson that approval be granted pending approval of other members of the Commission. The motion was seconded by Kent Newman and approved.

Meeting adjourned at 9:00 p.m.

No Meeting in June

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 July 16, 1987 at 7:30 p.m.
- II. Notice given to newspaper this 15th day of July, 1987.
- III. Approval of minutes of May 21, 1987.
- IV. Scheduled Delegations:

- OK Mary* 1. ~~Grant Christiansen Conditional Use Permit~~
- 2. ~~Don Gibson Minor Subdivision Approval~~
- OK* 3. ~~Request for Zone Change - Von Curtis~~
- 4. ~~Request for Zone Change - Dean Bunderson~~
- 5. ~~The Beginning Subdivision Final Approval Submitted~~
- 6. ~~Darrell Nielsen Conditional Use Permit~~
- 7. Thomas Thorpe ✓
- 8.
- 9.
- 10.

town boundary
Leon Johnson
Boyle
Morgan
Roy Jensen

- V. Old Business
- ✓ 1. GARN *OK*
- ✓ 2. MARBLE *OK*
- 3.
- 4.
- 5.

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant's Name A. GRANT CHRISTIANSEN Application No. 37
Address 285 So. 600 E. BRIGHAM Date Received by Building Inspector _____
Telephone 723-2849 Date of Hearing _____

Application is hereby made to the Planning Commission requesting that

PONDS be permitted as a "conditional use"
on FIVE ACRES located at 110 E 1560 N (KOTTER LANE) BRIGHAM CITY,
(Sq. Ft. or Acres) Street Address
in an 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.

TWO PONDS (AND POSSIBLY A THIRD) ARE PLANNED FOR PERSONAL USE ON A FIVE-ACRE PIECE OF PROPERTY JUST NORTH OF BRIGHAM CITY. THERE WILL BE AN UPPER AND LOWER POND: THE UPPER WILL BE ABOUT FIFTY FEET IN DIAMETER AND ABOUT FOUR FEET DEEP. THE LOWER POND WILL BE ABOUT FIFTY FEET WIDE AND ABOUT 150 FEET LONG WITH A MAXIMUM DEPTH OF EIGHT FEET. THE PONDS WILL BE USED FOR IRRIGATION, STOCK WATERING, AND (HOPEFULLY) FISH CULTURE. THE THIRD "POND" (MOST LIKELY) WILL ^{END} UP BEING AN ENCLOSED CISTERN (SEE ATTACHED DRAWING).

- 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.

THE PONDS WILL PROVIDE WATER TO IRRIGATE APPROXIMATELY AN ACRE AND A HALF OF PRESENTLY UN-IRRIGATABLE GROUND. IF THE FISH CULTURE WORKS OUT, IT WILL PROVIDE A SOURCE OF MEAT FOR PERSONAL USE AND POSSIBLY FOR SALE. THE PONDS WOULD ALSO PROVIDE AN ADDITIONAL SOURCE OF WATER IN CASE OF A FIRE EMERGENCY.

- (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.

THE ENTIRE PROPERTY WILL BE FENCED. THE PONDS THEMSELVES WILL BE SURROUNDED BY A FIVE-FOOT, WIRE-MESH AND BARBED-WIRE FENCE. THE ONLY ACCESS TO THE PONDS WILL BE FROM WITHIN THE PROPERTY. (IE, NO EXTERNAL GATES TO THE PONDS.)

- (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.

THE PONDS WILL BLEND IN WITH THE SURROUNDING PASTURES AND THE FUTURE TREES AND HOME. SEE ATTACHED DRAWING.

- (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.

SINCE THIS IS IN AN RD-5 AREA, THE PONDS FOR IRRIGATION AND FISH CULTURE ARE AN IDEAL ADDITION TO THE PROPERTY.

- 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)

NOT APPLICABLE

- 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.

NOT APPLICABLE

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

ATTACHED

- VI. Fee paid _____ .

Signed:

Grant Christensen
(Applicant)

285 So. 600 E. BRIGHAM CITY
(Address)

1723-2849
(Phone)

Zoning Administrators Action:

Date Approved: 16 July 1987

Date Disapproved: _____

Date Referred to Planning Commission for Action _____

Planning Commission Action:

Date Approved: 16 July 1987

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 _____

V.) NAMES & ADDRESSES OF PROPERTY OWNERS WITHIN 300 FEET OF SUBJECT PROPERTY:

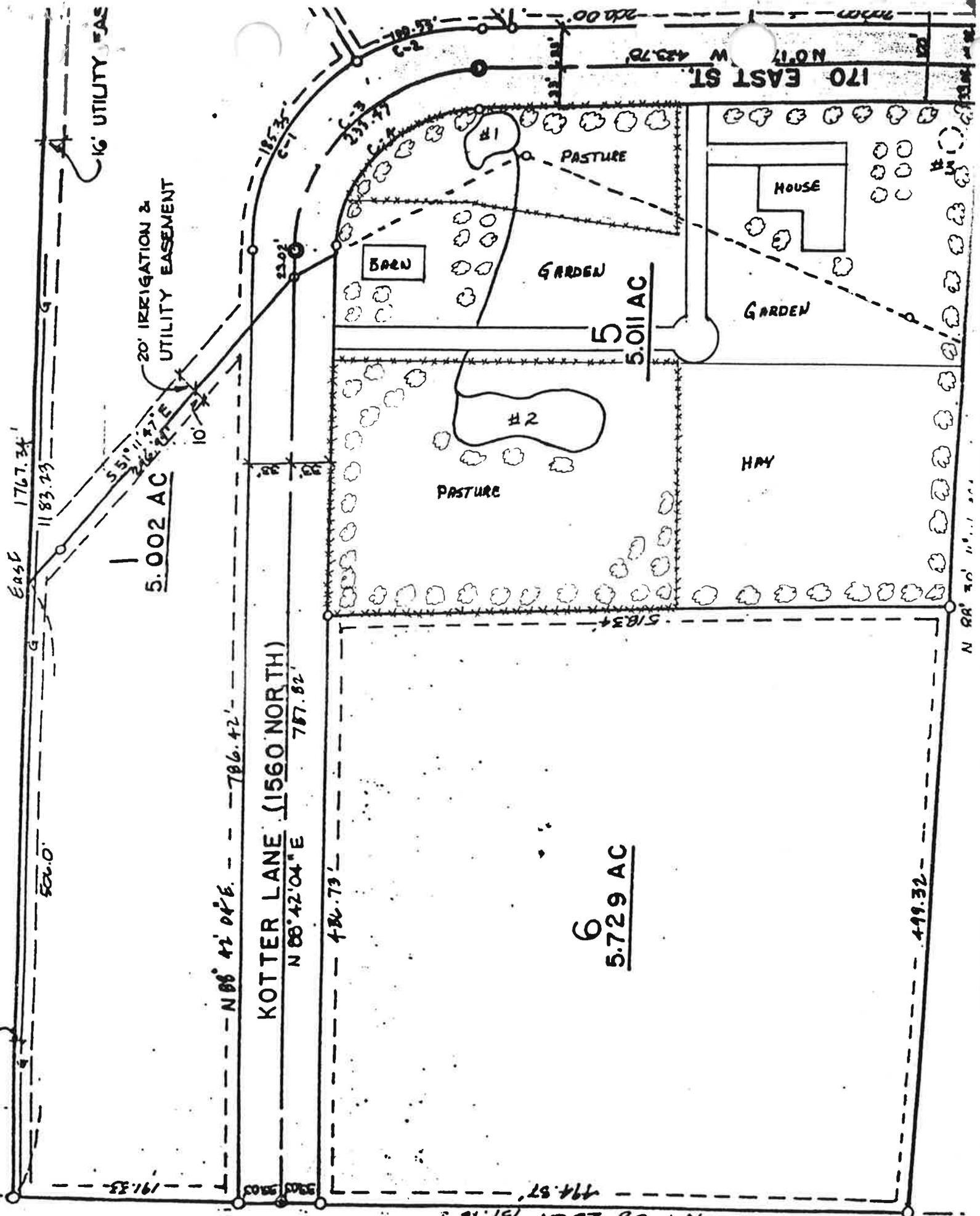
ROBERT H. KOTTER P.O. Box 164, NORTH POWDER, OREGON 97867

JERRY L. DASTO 1580 N. HWY 69, BRIGHAM CITY, UTAH 84302

BLAINE B. RICHINS 1580 N. HWY 69, BRIGHAM CITY, UTAH 84302

HERMAN B. KOTTER 1540 N. HWY. 69, BRIGHAM CITY, UTAH 84302

JACK WEBSTER 1654 N HWY 69, BRIGHAM CITY UTAH 84302



16' UTILITY EASE

20' IRRIGATION & UTILITY EASEMENT

5.002 AC

5.011 AC

6
5.729 AC

KOTTER LANE (1560 NORTH)
N 88° 42' 04" E 787.82'

170 EAST ST.

HWY 69

BRIGHAM CITY (~1.5 mi) →

EAST 1767.34'

520.0'

N 86° 42' 04" E 786.42'

486.73'

499.32'

N 1° 08' 26" E 751.76'

191.33'

520.0'

51834'

N 88° 30' 15" E 500.00'

787.82'

51834'

2302'

185.35'

231.47'

189.73'

260.00'

N 01° 17' W 423.75'

100'

100'

100'

100'

100'

100'

100'

100'

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