PLANNING COMMISSION MEETING

July 21, 1983

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, July 21, 1983 at 7:30 p.m.

Members present were Jerry Wilde, Don Chase, Kent Newman, Glen Nelson, Tom Mower, Richard Kimber.

Ex-offico present, Denton Beecher.

Minutes of June 16th meeting were reviewed and a motion by Kent Newman, seconded by Don Chase to approve them was made. All voting in favor.

CRAIG & NATALIE CORBETT - CONDITIONAL USE PERMIT - The contitional permit of the Corbetts was disccused and member Chase indicated his concern that the Planning Commission was setting a precedent in this matter. All agreed and they indicated that if others were willing to agree to this type of conditions, they would work with them also. Mr. Beecher explained that Attorney Bunderson had not prepared the agreement as yet and if they so desired to authorize the chairman to sign it if it met with all the conditions, he would get it to us by Friday. Glen Nelson made the motion to authorize the chairman to sign said agreement with Attorney Bunderson and Surveyor Beecher's approval, seconded by Tom Mower, Glen Nelson, Tom Mower, Jerry Wilde, Kent Newman all voting aye - Richard Kimber abstained - Don Chase voting nay. Motion carried.

DALE SMEDLEY & CRAIG SMEDLEY- ROAD AGREEMENT - These gentlemen presented a drawing showing a proposed alignment change in the Faust Valley road just east of Marble Hill Subd. The reason was to enable them to build a minor subdivision adjacent to the existing road. Due to the hazards of the existing alignment, Mr. Beecher had recommended to change the alignment. Mr. Smedley said he would build the base if Box Elder County will pave it. A discussion followed regarding the merits of another subdivision in the area. Mr. Smedley explained he should not be denied to subdivide his land just because Marble Hill has not developed. There was considerable discussion on this matter. Mr. Smedley explained that he has drilled a well east of the property and they have test pumped it with a 4" pipe and they

feel they have a plus or minus 400 gpm. They have not had a quality test run on it yet. Glen Nelson made a motion to table the matter and asked Commr. Chase to field inspect the alignment and return next month prepared to give the Planning Commission an idea if the county will be willing to participate or not in the project, seconded by Kent Newman, all voting in favor. Mr. Smedley said he would be willing to meet with Chase and can be reached at 544-1249 or 773-8692.

RAY COLEMAN MOBILE HOME COURT - Mike Miller representing Mr. Coleman met with Commission to discuss the application for a planned unit development and a zone change for said area (see attachment No. 1 and No. 2). Mr. Miller explained the application and told the Commission that Mr. Coleman had not made the changes which Mr. Beecher had recommended. He said that if the Commission would make a motion that the Planning Commission is in favor if Mr. Coleman gets all the information to the County and recommend that the County Commission hold a hearing. After much discussion, Glen Nelsonmade the motion that when Mr. Miller submitted all information and agreements to install all remaining improvements that the Planning Commission move to recommend that the County Commission advertise and hold a public hearing to determine if the property should be a planned district, seconded by Kent Newman, all voting in favor with Don Chase abstaining.

SUNNY HOLLOW MINOR SUBDIVISION - Mr. Beecher presented to the Commission the preliminary of said subdivision and indicated that all requirements were met. Don Chase moved that the Commission approve and authorize the chairman to sign the plat, seconded by Kent Newman, all voting in favor.

Meeting adjourned at 9:30 p.m.

Respectfully submitted by Denton H. Beecher

No. 1

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BOX ELDER COUNTY

APPLICATION

FOR PLANNED UNIT DEVELOPMENT

Name of Applicant:	R. W. Coleman
Address:	Coleman Mobile Home Park South Willard, Utah
Telephone Number:	(801) 782-5468
Date of Application:	June 20, 1983
Description of Real Property Proposed for Development:	COLEMAN MOBILE HOME COURT South Willard, Box Elder County, State of Utah Dimensions, size and location as indicated in the amended general site plan attached hereto.
Ownership of Proposed Development:	Coleman Mobile Home Court is a Business Trust, with R. W. Coleman as Trustor and Managing Agent.
Present Zoning:	R/R 5
Proposed Zoning:	Mobile Home Park, pursuant to the Utah Uniform Mobile Home and Recreational Coach Code.
Present Use:	Currently a mobile home park operating under a non-conforming use permit with 26 allowable units.
Proposed Use:	Mobile Home Park under the Utah Uniform Mobile Home and Recreational Coach Code with 32 allowable units.

Proposed Use Restrictions: Use of the proposed development shall be limited in nature and scope to conform to the Utah Uniform Mobile Home and Recreational Coach Code, the Planned Unit Development Ordinance and the Condominium Ownership Act. In addition, the number of units would be limited to 32 with both single and double wide units.

Attachments: Amended General Site Plan, showing existing and proposed; uses, dimensions, elevations, fences, residential density, open spaces, common areas, lighting, common parking, access roads, security storage area, culinary water, sewage disposal, electrical service, lots and personal parking areas.

Description of existing conditions in compliance with Mobile Home Park Code:

1. Ownership is a business trust, applicant is the trustor and managing agent.

2. The amended general site plan was made by Kellco Engineers, Inc., of 2661 Washington Boulevard, Ogden, Utah. Preparation of this application was made by Dale M. Dorius, 29 South Main Street, Brigham City, Utah, as attorney for applicant.

3. The park is surrounded by a fifteen (15) foot strip of land planted and maintained in lawn and shrubs.

4. Existing storm drainage is indicated on the amended general site plan.

5. Solid waste disposal facilities, storage buildings and sheds are of compatible design and structure and are properly maintained.

6. All existing mobile homes are skirted.

7. At least ten (10) percent of the total area encompassed by the park is designated as common use area.

8. Existing lighting is a minimum of 2/10 candle power for all driveways and walkways.

9. All non-hard surfaced areas are landscaped and maintained.

10. All offstreet parking is paved.

11. Roadways are designed to handle existing traffic patterns and to provide access to and from the park to at least two public streets.

12. Existing density is 6.5 units per acre.

13. All homes are at least twenty (20) feet apart or from any other structure and set back at least ten (10) feet from roadways and walkways and fifteen (15) feet from boundaries.

14. Offstreet parking is provided at the rate of two (2) spaces for each unit, each space is 10' x 20' and situated adjacent to the unit designed to be served thereby.

15. Sufficient space and access is provided for access and maneuvering of trailers.

Description of Proposed Developments to Comply with Mobile Home Park Code:

1. Description of existing roadway as a secondary access to a public street.

2. Designation and enclosure of area as security compound.

3. Placement of six (6) additional units on existing pads with resulting density of eight (8) units per acre.

Craig & Natalie Corbett

Riverside

Trailer on land while building home.

Set Presidence

1- Must get every signature of every family in the immediate area to sign petition saying temporary foundation is wanted instead of perm. foundation.

2- Must be willing to sign statement saying we will not sell land unless trailer is moved off first.

3. Must sign statement saying that if house foundation is not started within [redacted] two full growing season [redacted] (growing season is April to Sept.) after moving, we will then put perm. foundation under trailer.

4. Must pay all legal fees if any suit arises because we have not got foundation for home started within [redacted] two full growing season from date of moving trailer on land.
(Example: If trailer was moved in Aug. 1983, the house foundation would have to be started ~~within~~ before Sept. 1985.)

5. Must improve land around mobile home to make place look attractive. (flowers, grass, etc.)

6. Must continue to improve land & build every year - making progress to final home.

7. Willing to get bond if needed.