

PLANNING COMMISSION MEETING

September 15, 1983

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, September 15, 1983, at 7:30 p.m.

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

Ex-officio present, Denton Beecher, Jay R. Hirschi

Minutes of July 21, 1983, meeting were reviewed and a motion by Glen Nelson that the minutes be approved with the understanding that the approval given on the Ray Coleman Mobile Home Court was for a public hearing recommendation to the County Commissioners only. Motion for approval of the minutes was seconded by Kent Newman. All voted in favor.

LARRY THATCHER MINOR SUBDIVISION Larry Thatcher informed the Commission that when he divided his land into 3 parcels among his family members, he failed to realize that he created a minor sub-division. When he applied for a building permit, he was turned down because he was not in compliance with the subdivision ordinance. He said the house for one of the lots has been ordered and is now trying to correct his error and do whatever is necessary to comply. He is therefore submitting a subdivision plat for Commission approval. He said he has a water hookup for the house and has approval from the Board of Health for utilities. Larry said he owns the property and the frontage of the property is on a county road, in an unzoned area. The location of the property is approximately 3 miles South of the Thatcher church or South of the Thatcher cemetery. Denton Beecher said he has not had time to check the plat for accuracy since it was not received prior to the meeting. Don Chase made a motion that preliminary and final approval be given on condition that all the permits have been complied with and the document presented is accurate after having been checked by the County Surveyor, and to authorize the Commission Chairman to sign the plat, and submit to the County Commissioners at their next meeting for their approval. Motion was seconded by Glen Nelson. All voted in favor.

ZONE CHANGE FOR KOA CAMPGROUND BETWEEN PERRY AND WILLARD

Neil Smith and Roy Keith met with the Commission and explained their proposal to increase the size of the campground and to request a zone change for the entire property of about 10 acres to a Planned District. Mr. Smith said they have proposed the installation of a detention bason for the run off water so as not to increase the water presently going onto county roads and property. They have received concept approval from the State Board of Health and Fire Department. Mr. Smith said they have sufficient well water for the addition and also irrigation water. He is in agreement with the Commission to install a fence, chain link if requested, on the North side and abide with all ordinances and conditions of the County.

After much discussion, Kent Newman made a motion that the preliminary plat be approved and recommend that the County Commission advertise and hold a public hearing to consider an ammendment to the County Zoning Ordinance and Map to change the KOA Campground property to a Planned District Zone. Motion was seconded by Tom Mower with all in favor.

Meeting adjourned at 9:10 p.m.

  
Jay R. Hirschi

# TAX NOTICE

1 9 8 2

BOX ELDER COUNTY TREASURER OFFICE, BRIGHAM CITY, UTAH

USE THIS NUMBER ON ALL CHECKS AND CORRESPONDENCE		
BOOK	PAGE	LINE
01	045	0008

D 30

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

VICARS, RICHARD J ETUX  
R F D 2  
BRIGHAM CITY, UT 84302

DESCRIPTION  
BEG AT A PT S 49 FT 5 FT E 2625 FT AND S 175 FT FROM N COR OF NW/4 OF SEC 11, TWP 7 N, R 2 W, SLM, SAID PT OF BEG. BEING ON THE W LINE OF HWY 89-91, S 158 FT. ALONG SAID W LINE TO GRANTORS S LINE, W 551.4 FT ALONG SAID S LINE, N 158 FT, E 551.4 FT TO BEG. CONT. 2 ACS  
ACRES IN DISTRICT 2.00  
ACRES ALLOTTED WATER 2.00  
ACRE FEET OF WATER ALLOTTED 5.06  
ASSESSED VALUE 587

**\*\* DO NOT PAY!! MORTGAGE CO. WILL REMIT \*\***

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

BREAKDOWN BY PROPERTY TYPE					
CODE	DESCRIPTION	Appraised	ACRES/COUNT	ASSESSED VALUE	TAX AMOUNT
AR	AGRICULTURAL REAL ESTATE	6,265	2.00	1,253	64.42
AB	AGRICULTURAL BUILDINGS	3,705	1.00	741	38.09
RB	RESIDENTIAL BUILDINGS	10,930	1.00	2,186	112.38
WB	WEBER-BOX ELDER WATER		1.00	587*	29.35
TOTAL				4,180	244.24

BREAKDOWN BY TAXING UNIT (APPORTIONMENT)			
TAXING UNIT	RATE	ASSESSED VALUE	TAX AMOUNT
55 BOX ELDER COUNTY SCHOOL DIST	38.53	4,180	161.05
45 BOX ELDER COUNTY	8.25	4,180	34.48
33 WILLARD CEMETERY	1.63	4,180	6.81
47 BE & WILLARD CITY FLOOD CONT	3.00	4,180	12.54
WB WEBER-BOX ELDER WATER	50.00	587	29.35

1

BRIGHAM CITY, UT 84302  
R F D 2  
VICARS, RICHARD J ETUX

01-045-0008 D 30

1:30 PM - 4:30 PM  
TAX NOTICE - 15' 1885  
TAX NOTICE - 11' 1885  
TAX NOTICE - 4' 1885  
TAX NOTICE - 3' 1885

*Public Hearing - Ray Coleman Mobile Home Park*  
*minutes 9/20/83 No*

September 20, 1983

RECEIVED BY  
SEP 20 1983  
BOX ELDER COUNTY

Box Elder County Commissioners  
Box Elder County Court House  
Brigham City, Utah

Dear Sirs:

Concerning the rezoning of Ray Coleman's Mobile Home Court, I am against this issue.

My point at the meeting of September 6, 1983 was that I'd want said Court fenced on the South side next to my property, provided that Coleman won.

However, the citizens in this area, practically all the landholders and tax payers are against any changes in Coleman's court.

I hope that you will still insist that Coleman fence his Court. I've suffered a great deal of property damage because Coleman has refused to adequately fence his property.

If you wish for me to meet with you and explain this in detail, I am willing to do so.

Sincerely,

Thomas M. Mower  
8635 South Hwy 89  
Willard, Utah 84310

No

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SEP 20 1983

BOX ELDER COUNTY

Sept 15, 1983

Don Chase  
Box Elder County Commissioner

Dear Sir:

As a resident of this County living under existing zoning rules, I feel that it would be unfair to the majority to "spot zone" to satisfy the few that seek their own rewards. More particularly do I object to those that cheat, finagle and manipulate the laws. Litigation discloses who they are, but generally doesn't stop them?

Thomas R Paul

8120 So. Hwy 89

Willard, Utah 84340

No 2

9-17-83

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SEP 13 1983

BOX ELDER COUNTY

To Box Elder County Commissioners

Dear Sirs:

We were unable to attend the hearing on spot zoning of Coleman's Trailer park, so we are sending a written protest.

We believe Coleman's well water comes directly from underground sources that feed the cold spring and we depend on water from the cold spring for part of our water supply.

We are also concerned about his drain fields as a source of water contamination in this area.

We feel it would be in the best interest of everyone in this area to deny Mr. Coleman's spot zoning request.

Sincerely

Richard D. Tripp  
For Jean Tripp

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BOX ELDER COUNTY

September 12, 1983

Box Elder County Commissioners  
Box Elder County Courthouse  
Main Street at Forest  
Brigham City, Utah 84302

TO WHOM IT MAY CONCERN:

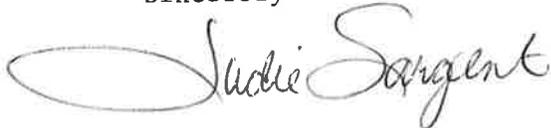
I am writing in regards to the Coleman Trailer Court in South Willard, Box Elder County, Utah.

I would like to encourage you to consider allowing Mr. Coleman to enlarge his trailer court to the larger size he has asked for.

I have been associated with a Real Estate office for the past four years; and there isn't a day goes by that we don't have between 2 and 6 or 8 telephone calls from people looking for rentals and low cost housing. There is a great need for more low cost housing in Box Elder County!

We are driving our young people out of the county because we don't have adequate housing facilities within the county, and so they move to Ogden or Logan because they can't find a place to live here. We have a grave need for more rental and low income housing in Box Elder County, and I encourage you to consider his petition for expansion.

Sincerely

A handwritten signature in cursive script that reads "Judie Sargent". The signature is written in dark ink and is positioned above the typed name.

JUDIE SARGENT

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JUL 12 1983  
BOX ELDER COUNTY

APPLICATION FOR AMENDING THE  
ZONING ORDINANCE

Date: July 12, 1983

I (we), the undersigned property owners, respectfully request that the Zoning Ordinance be amended by Issuance of a Planned Unit Development Permit to Coleman Mobile Home Court to allow expansion of the Court to allow thirty-two (32) units.

for the purpose of expansion of the Mobile Home Court to thirty-two (32) units to qualify under the Uniform Mobile Home Park Code.

\*\* 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? The proposal will provide quality low-cost housing in the south end of Box Elder County.

2. How will this proposal promote the health, safety, morals, convenience, order, prosperity, or welfare of the general public? The proposal will provide quality low-cost housing in the south end of Box Elder County.

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

R.W. Coleman Coleman Mobile Home Court 782-5468

ADDENDUM  
TO APPLICATION FOR  
PLANNED UNIT DEVELOPMENT PERMIT

The following items are to added to or altered to amended general site plan filed with the application for the Planned Unit Development Permit.

- 1- Enlargement of and designation of area now designated as common parking as security compound.
- 2- Existing fence-line on south border.
- 3- Additional pads for mobile homes as are now installed.
- 4- All parking areas not shown but presently designated and existing.
- 5- Bulk storage area.
- 6- Correction of distances and measurements to include expanded area.
- 7- Designation of landscaped areas as presently exist.

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JUN 20 1983

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.

4. Construction and designation of improvements to be made within a reasonable time after approval of permit.

Requested Action: Applicant requests that this application and accompanying plans be reviewed by the Planning Commission by placing it on the agenda of the next scheduled meeting; and that upon the Planning Commission's approval and recommendations, it be submitted to the County Commission at the earliest possible time and for public hearing thereon.



---

R. W. COLEMAN

As a taxpayer I don't  
think we should let them  
change the place. They  
~~can~~ <sup>may</sup> not take care of the  
Swage waste problem and  
they don't have votes in  
case of fire

775 W  
7900 S

Terry P. ...  
Ramona Wetzel  
Ronell ...  
Jill ...

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SEP 16 1983  
BOX ELDER COUNTY

~~I am~~

As a Tax payer I am a board  
to the expansion of the trail court.  
Mary E. Nicholas

7150 S. Hwy 89

I am opposed to the illegal  
action taken by Colman in  
expanding his trailer court.

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Nick Starbuck

SEP 16 1983

7565 S. 500 W.

BOX ELDER COUNTY

I am not against No  
trailers (mobile home parks)  
But I do not believe  
expansion of courts is in  
the best interests of the county  
at this time.

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BOX ELDER COUNTY

Olend & Co. Inc.

7865 S 720 W

I oppose expansion  
of any trailer park  
in Box Elder County

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BOX ELDER COUNTY

Wendy L. Lemor

7410 S. Hwy 89

I feel that the Tom  
Colman trailer court  
shouldnt exist in  
our taxpayes I feel this

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BOX ELDER COUNTY

Jan Smith

7835 S. Hwy 89



SEP 16 1983

County Com. BOX ELDER COUNTY

William St.

No

I am against Coleman  
upholding his court. He has  
never lived up to any  
agreement we had made  
before and he will never  
live up to anything you give  
him now.

6980 S Boyd Nelson  
Alma 89

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BOX ELDER COUNTY

Oppe Expansion

Property Owner

3839 S 700 W

DeRoy & Bell

I a property owner in  
Box Elder County, object to  
the rezoning of the property  
of the Coleman trailer court.

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SEP 16 1983

BOX ELDER COUNTY

Donna Redman  
3837 S 700 W

I a property owner in  
Box Elder county, object  
to the Rezoning of the  
property of the Coleman  
trailer court.

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SEP 16 1983

BOX ELDER COUNTY

B. A. Harding  
3837 S 700 W

No  
I am opposed to enlarging  
the Coleman Trailer Court.

Victoria Fairbank  
7565 So. 500th.

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SEP 16 1983  
BOX ELDER COUNTY.

No  
I am opposed to the  
expansion of the Coleman  
Trailer Court.

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BOX ELDER COUNTY

Shirlene Martin  
6975 S Hwy 89

Duland Cole

I oppose the merging

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BOX ELDER COUNTY

7045 S Hwy 89

No  
As a Tax Payer I'm  
opposed expanding Coleman  
Trailer Court -

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BOX ELDER COUNTY

6980 S Beverly Nelson  
Hwy 89

*[Signature]* No

Oppose Expansion

SH 865 Aug 89

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SEP 16 1983

BOX ELDER COUNTY

I am opposed to  
Coleman expanding  
his court, we don't  
want the zoning  
changed -  
Tom S. Christensen

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SEP 16 1983

BOX ELDER COUNTY

7585 S. Hwy 89

To Whom Concern We are Property  
Owners of 6975 So Hwy 89 and a  
Registered Voter and we feel  
Coleman Trailer Court don't own  
this County and should not be  
allowed to expand his Trailer  
Court legally or illegally.  
Ray Markin.

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SEP 16 1983

BOX ELDER COUNTY

6975 Aug 89

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SEP 16 1983

BOX ELDER COUNTY

No So. Willard, Utah  
I am opposed to Coleman  
expanding his trailer  
court. If he keeps  
expanding, ignoring  
court orders, what is  
to stop him from doing  
the same thing?  
Doe Rae Christensen  
7585 Hwy 89

A/D

see the rezoning  
in trailer court

Robert Cole

45 S Hwy 89

No.

is a Toy Paper I am  
against the exposure of  
Tom Colman trailer court

Terry W Smith

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SEP 16 1983  
BOX ELDER COUNTY

17835 S Hwy 89

The paper... several in the  
 South will have no one coming for  
 the problems. Mr. Coleman has  
 invited for the residents living  
 in his court. They are good people  
 that have moved there unassisted  
 that the court was built, and has  
 operated, contrary to the zoning laws  
 of the area.  
 The zoning laws were requested  
 by the property owners because  
 there is no sewer system in the  
 area, many people still get their  
 water from well on springs, and  
 the high density living of the  
 court ~~is~~ is a direct opposition to  
 the rural/agricultural environ-  
 ment of the area.  
 Mr. Coleman has been a law  
 unto himself, ignoring court orders  
 and continuing to operate as he  
 chooses. Amending is not the  
 accepted rule in this county  
 or nation.  
 For these reasons I appear  
 changing the zoning law to  
 allow expansion of the Coleman  
 trailer court.

Norma Gordon  
 1016 W. 7800 S. Willard  
 RECEIVED BY

I am against Coleman  
 expanding as he has done

David C. Young  
 9512 S. Hildy St

No.  
as a Toy Payer I am  
against the issuance of  
Mr. Colman Trailer Court

Tommy D. Smith  
7835 & Hwy 89

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SEP 16 1983

ALINDCO REGISTER BOX