

PLANNING COMMISSION MEETING

October 20, 1983

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, October 20, 1983, at 7:30 p.m.

Members present were Jay MacFarlane, Kent Newman, J. Glen Nelson, and Richard Kimber.

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

Minutes of the September 15, 1983, meeting were reviewed and a motion was made by Jay MacFarlane that the minutes be approved as written. Motion was seconded by Glen Nelson with all in approval.

FRED & MARJORIE SOUTH FORTY MINOR SUBDIVISION

Denton Beecher reported that he received a preliminary plat to approve a minor subdivision located on Rocket Road, 10400 North 10000 West for the development of 8 lots. Mr. Beecher explained that there are at least two problems to be resolved. He said the owners must receive a Quit Claim Deed from Reed Harris so the fences would fit the description and to match up with the fence line. He said lot 8 has been sold. The 2nd requirement was an approval from the Health Department that water and sewer utilities have been provided. The Health Department recommended and is recorded on the Plat that, "Building Permits will not be issued until a minimal waste disposal system and a cullinary water source is approved by Box Elder County." Glen Nelson made a motion that preliminary approval be given when the requirements so stated have been completed and the Health Department has approved the water and sewer service. Motion was seconded by Jay MacFarlane and approved.

CONDITIONAL USE PERMIT FOR MOBILE HOME ON VICARS PROPERTY

Denton Beecher reported that Richard J. Vicars has requested a Conditional Use Permit to allow his son to locate a mobile home on his property. Mr. Vicars stated that he needs his son to help on his farm work. Beecher said that the area is an RR-5 zone and the farm consists of 2 acres which presently has a home on where Mr. Vicars lives. Beecher also reported that there has been no arrangements made for water and sewer service. Following further discussion, Jay MacFarlane made a motion that approval be granted for the mobile home to be placed on the 2 acre lot with the following conditions:

1. The permit will be approved for 18 months with a renewal request after the 18 months.
2. Subject to approved adequate water and sewer service
3. No one allowed other than Mr. Vicar's son.

Motion was seconded by Richard Kimber and approved.

RURAL ACCESS ROADS THROUGH BLM PROPERTY - Reported that each of the Planning Commission members received and reviewed the agreement between BLM and Colorado State regarding the construction and approval of rural access roads. The Commission was in favor of adopting something

similar with changes to make the agreement more applicable to Box Elder County. Glen Nelson made a motion that the Planning Commission make the following recommendation to the County Commissioners:

1. The concept as contained in the Colorado State agreement be made adaptable to Box Elder County.
2. The Road requirements be based upon the amount of usage, requirements being less restrictive if road used by one family as compared to greater public usage.
3. When BLM has prepared a rough draft, it then be submitted to the Planning Commission for review. Motion was seconded

by Richard Kimber and approved.

GRANT COOK MOBILE HOME PARK

Denton Beecher reported that Grant Cook has been notified that he not expand his Mobile Home Park until a zone change has been approved.

Meeting adjourned at 8:35 p.m.


Jay R. Hirschi



Thatcher - Penrose Service District

P.O. Box 335
Tremonton, Utah 84337



October 12, 1983

To Whom It May Concern:

The owners of Spring Acres Limited Partnership has applied to the Thatcher-Penrose Service District for seven water connections for their development along the north side of 10400 North. At this time no connections are available for purchase.

The Thatcher-Penrose Service District is currently actively pursuing an improved source of water and increased storage capacity to better serve the needs of our community. We anticipate that in the very near future we will be able to meet the demands for increased connections.

The Spring Acres Limited Partnership has been placed on the waiting list for seven water connections and if and when additional connections become available they will be so awarded.

Sincerely,

Thatcher-Penrose Service District
Board of Directors

Spring Acres Limited Partnership

26 September 1983

To Whom It May Concern:

On the 26th day of September 1983 at a meeting of Spring Acres Limited Partners it was unanimously voted and agreed to make Marjorie B. Christensen a General Partner. This decision was made as a result of C. Fred Christensen being incapacitated. (He is still recovering from a stroke and brain surgery that occurred in April of this year.)

Marjorie B. Christensen is now considered a replacement for C. Fred Christensen as a General Partner.

This document is to be considered an ammendment to the original Spring Acres Limited Partnership Agreement.

Agreed to and condered in effect this 30th day of September 1983.

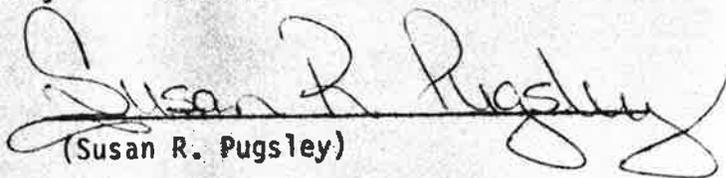
Marjorie B. Christensen
Thomas F. Christensen
Louis B. Christensen

Marjorie B. Christensen,
Thomas F. Christensen,
Louis B. Christensen,
General Partners

State of UTAH
Couthy of BOX ELDER

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On this 30th day of September, 1983, personally appeared before me,
MARJORIE B. CHRISTENSEN, THOMAS F. CHRISTENSEN and LOUIS B. CHRISTENSEN, General
Partners, who duly acknowledged to me that they executed the same.


(Susan R. Pugsley)

My Commission Expires: 12/1/86

Residing at: Elwood, Utah

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant's Name RICHARD J VICARS Application No. _____
Address 8160 SHY. 89 WILLARD Date Received by Building Inspector _____
Telephone 782-6380 Date of Hearing _____

Application is hereby made to the Planning Commission requesting that

A 70 FT. TRAILER be permitted as a "conditional use"

on 2 ACRES located at 8160 SHY. 89 WILLARD
(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.

I intend to have my son live in the trailer. So he can help me on my farm

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.

N/A

(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 will not be detrimental to any one

(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.

yes

(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.

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)

NH

N/A

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.

N/A

N/A

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

*Don CHRISTENSEN 7585 SHY 89 WILLARD VT.
ARVIS WARD NORTH OGDEN VT.*

VI. Fee paid _____

Signed:

Richard Kican
(Applicant)

8100 SHY 89 WILLARD
(Address)

782-6380
(Phone)

MINIMUM YARD CLEARANCES FOR MOBILE HOME SPACE.

- a. Front yard on a private access road: ten (10) feet.
- b. Side yard on door side of mobile home: twenty (20) feet including a ten (10) foot driveway.
- c. Side yard on No Access Side of Mobile Home: five (5) feet.
- d. Rear yard: five (5) feet.

MINIMUM YARD CLEARANCES FOR MOBILE HOME PARK.

- a. Front or side yard on a public street: thirty (30) feet.
- b. Side yard bordering adjacent property: fifteen (15) feet.
- c. Rear yard bordering adjacent property: fifteen (15) feet.

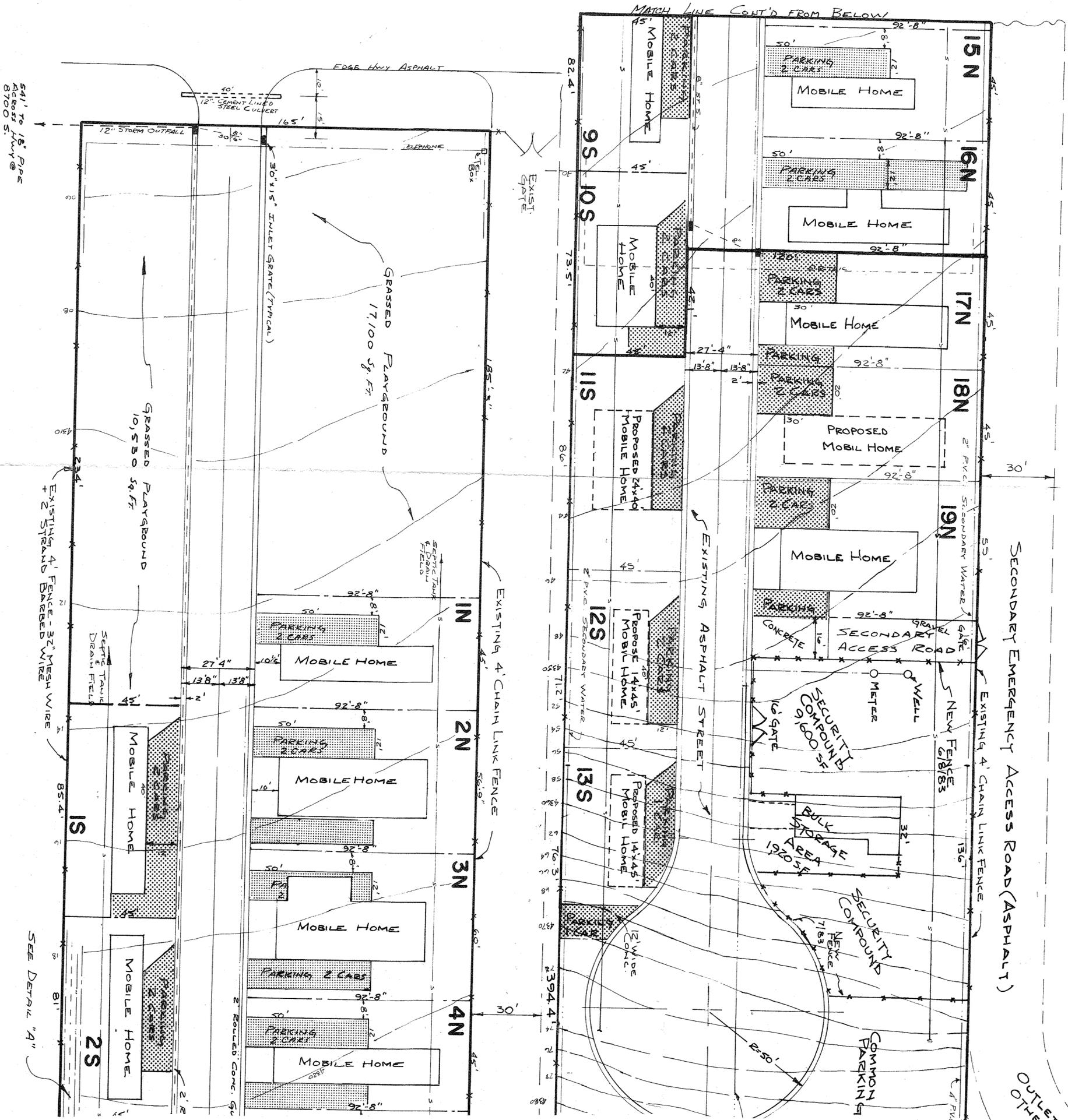
SERVICE BUILDING NOT REQUIRED.

No Dependent Mobile Homes in this Park.

DENSITY - 5.12 UNITS / ACRE

RECEIVED BY
JUL 29 1983
 EDGER COUNTY

TYPICAL



NOTE: PLACEMENT FOR PERMANENT TRAILERS ONLY. NO OVERNIGHT OR TEMP CAMPING.
 ALL BEARINGS ARE N-S OR E-W UNLESS OTHERWISE NOTED.
 7/83 - OWNER PROPOSES TO SHARE COST OF IMPROVING SOUTH FENCE IF COUNTY REQUIRES SUCH IMPROVEMENT.

Not Accurate

SEE DETAIL "A"