PLANNING COMMISSION MEETING

October 21, 1982

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, October 21, 1982, at 7:30 p.m. Chairman Jerry Wilde presiding. Members present were Jerry Wilde, Kent Newman, Don Chase, Glen Nelson, Jay MacFarlane, Charles Kimber. Others present were Denton Beecher.

MINUTES

A motion was made by Don Chase that the minutes of the Planning Commission meeting held September 16, 1982, be approved as written. Motion was seconded by Glen Nelson with all voting in favor.

DOVE CREEK FARMS AND RANCHES

Larry Hanks visited with the Commission to discuss his request for a variance from the design standards. This had been referred to the Planning Commission by the County Commission.(Copy 1). Mr. Hanks explained why he felt justified in requesting these variances. The cost of installing these improvements would prohibit him from developing this subdivision. As the lots are large, the cost of each would be very excessive. Mr. Hanks explained how he is involved in the development since his fathers death. He will be the project manager and plans to make sure this project is handled correctly.

Member Don Chase made the motion that a copy of the request be made and sent to each Planning Commission member so his request can be studied. The Chairman will then poll the members to determine what recommendation they will give to the County Commissioners. Motion was seconded by Glen Nelson with all voting in favor.

Glen Crump Dedication Plat

Glen Crump and Brian Crump met with the Commission to explain their reasons for this dedication. Denton Beecher recommended that the Commission not approve the plat in the manner it is being presented as it violates the request of no frontage restriction the County is asking for. He suggested that they stop the road at the easterly end of the lot and that his access be by a right of way from Bear River Ranch Ltd, thus not allowing any frontage upon said dedication. Glen and Brian Crump agreed to this change. Jay Macfarlane made the motion that the Planning Commission accept this dedication when these corrections are made and also when the County Attorney and Surveyor have signed said plat and then authorize Chairman Jerry Wilde to sign the plat and then forward it to the County Commission for their consideration.

BILL GREENE - REQUEST FOR STORAGE BUILDING

Mr. Green was unable to fulfill his appointment with the Commission . Mr. Denton Beecher explained that he wanted to build a storage building for garbage packers in an A-20 zone. He later changed and now wants to store them in an existing building. Following the discussion, it was determined that no action should be taken.

JAY MACFARLANE MOBILE HOME PARK

Jay MacFarlane excussed himself as a member of the Planning Commission and asked the Commission what he would have to do to allow another unit into his area. It was suggested that he bring a plan into Mr. Beecher and determine what has to be done to make his park an approved park. Then bring his plat and requests into the next Planning Commission meeting.

No further business, meeting adjourned at 8:20 p.m.

Dove Creek
Farms and Ranches
MAIN OFFICE: 3949 ADONIS DRIVE • SALT LAKE CITY, UTAH 84117 • (801) 278-5551

October 14, 1982

Mr. Don Chase, Chairman
Box Elder County Commission
Brigham City, Utah

Dear Mr. Chase:

Enclosed are Variance Requests for Dove Creek Farms and Ranches, Unit 1.

We would appreciate your consideration and approval of these Variances at your earliest convenience.

Very truly yours,

TRANSWESTERN LAND CORPORATION

Maxine W. Hanks

Maxine W. Hanks
President

Dove Creek
Farms and Ranches
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October 14, 1982

Variance Request No. 1

A. Land Description: Dove Creek Farms and Ranches, Unit 1.

B. Ordinance for which variance requested: 8-15 Utilities Underground.

C. Peculiar physical condition of land which does not pertain to other lands in area: None

D. Description of hardship to property owner if variance not granted:
Undue financial hardship to property owners especially when utilities could extend from 330 feet to 660 feet across owners lot. Raft River Electric estimated the underground cost to be approximately $20,000 per mile for single phase and $30,000 per mile for three phase.

Variance Request No. 2

A. Land Description: Dove Creek Farms and Ranches, Unit 1.

B. Ordinance for which variance requested:
8-8 Roadbed construction standards for paved roadways for public streets
9-3 a. Road grading and surfacing
d. Street signs, street lighting, and street planting

C. Peculiar physical condition of land which does not pertain to other lands in area: None. However:
(1) All private roads are not to be dedicated to nor mentioned by the public. As stated in the protective covenants, all private roads are to be maintained by the property owners association, which covenants become part of the Sales Agreement.
(2) A well maintained and frequently traveled county road bisects the adjoining Dove Creek Farms and Ranches, and it is not hard-topped; neither does it have street signs, street lighting, nor street planting.
(3) The adjoining Dove Creek Farms and Ranches was not required to put in these improvements except for the graded dirt roads.

D. Description of hardship to property owner if variance not granted:
Undue financial hardship to property owners. Costs are estimated by Parsons Asphalt to be $20.60 per foot. Total road length is approximately 16,700 feet. Therefore, total cost would be about $344,000. Since the total acreage is about 309 acres, road cost per acre would

be $1,113 per acre. This cost would be out of harmony with the goals in the protective covenants "To provide a low-cost economical healthful place for living or retirement in an agricultural environment."