

PLANNING COMMISSION MEETING

November 18, 1982

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, November 18, 1982, at 7:00 p.m. Chairman Jerry Wilde presiding. Members present were Jerry Wilde, Charles Kimber, Glen Nelson, Kent Newman and Don Chase. Denton Beecher was also present.

To the minutes of October 21, 1982, the Planning Commission wanted added the results of the poll of its members with regard to the request by Larry Hanks for an improvement variance. It was polled by a vote of 5 to 1 with one member not being contacted, that the request be denied. Member Glen Nelson who was not contacted indicated that he would vote to deny the request. The reason for not granting this variance was that the existing subdivision was not yet fully developed. Also this type of subdivision has not yet been proven that it is in the best interest of the area. With this addition to the minutes of 10/21/82, they were approved.

ZONE CHANGE REQUEST SOUTH WILLARD

Dean Fowles met with the Commission to give them an application to amend the zoning map by changing from an RR-1 to a CG Zone, (Copy 1). The area requested to be changed is located between the North and South bound traffic of SR 89 and North of SR 126, and being South of the residence of Mr. Fowles. Glen Nelson made the motion that the Planning Commission accept this request and to recommend to the County Commissioners that they set a date for a public hearing with regards to the request. This change would also be in keeping with the Master Plan. Motion was seconded by Charles Kimber with all voting in favor.

REQUEST TO VACATE ALLEMANDE ACRES SUBDIVISION

Mr. Roy Keith met with the Commission to create a mobile home park. Chairman Wilde read a cover letter from Onesco Engineering and also a request from the property owners. (Copy 2 and 3). Mr. Keith explained to the Commission that he planned to create a mobile home park in the area West of the KOA Campground. He feels it would be in the best interest of all that the subdivision be vacated. Don Chase made the motion that the Planning Commission approve the request in that Allemande Acres Subdivision be vacated, and recommend to the County Commissioners to take the necessary steps to vacate said subdivision. Motion was seconded by Kent Newman with all in favor.

JAY MACFARLANE MOBILE HOME PARK

Mr. MacFarlane was unable to be present to the Planning Commission and requested Denton Beecher to present his plans for a mobile home park for their approval. Mr. Beecher explained the plan and what Mr. MacFarlane wanted to do. A discussion followed. Glen Nelson then made a motion that they are in favor of this plan and to accept it as a concept plan. Also that a detailed plan be presented showing, to scale, the location of existing and future improvements. That this plan with all necessary approvals be submitted for their consideration at the next regular meeting. That the road be considered as a private access road of which the County accepts no maintenance. Improvements to the road from 15500 North, South to the last unit be paved as a one way street and the South  $\frac{1}{2}$  be graveled. Motion was seconded by Charles Kimber with all voting in favor.

THAYNE SECREST MINOR SUBDIVISION CONCEPT PLAN

Mr. & Mrs. Secrest met with the Commission and presented to them their concept plan for a minor subdivision of 5 lots located in Collinston. They indicated that water would be by individual wells and sewer would be a septic tank drainfield system. The power and telephone is in front of the property.

Don Chase made a motion that they accept the plan as submitted and authorize the developer to proceed with the preliminary plan. Motion was seconded by Kent Newman and approved.

MISCELLANEOUS BUSINESS

Don Chase announced that during the week of January 10, 1983, the attorneys would be meeting to take depositions from them regarding the Darrell Nielsen law suite.

No further business, meeting adjourned at 8:15 p.m.

Copy 1

APPLICATION FOR AMENDING THE  
ZONING ORDINANCE

Fee Paid \_\_\_\_\_

Date: 11/10/02

I (we), the undersigned property owners, respectfully request that the Zoning Ordinance be amended by \_\_\_\_\_

Changing From Present Zone RRI To CG  
Commercial - which it has been used as Commercial  
Before zoning + up to present time -  
for the purpose of having the zone be what it  
should have been from the beginning

\*\* 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 zone will be what it should have been in  
the first place - as it is used now.

2. How will this proposal promote the health, safety, morals, convenience, order, prosperity, or welfare of the general public? \_\_\_\_\_

The zone will be right for what its used  
for now.

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
<u>Dean W. Fowler</u>	<u>898050 Hwy 89</u>	<u>782-3204</u>	<u>Willard</u>	<u>✓</u>

*Onesco Engineering, Inc.*

105 Skyline Drive - Brigham City, Utah 84302  
(801) 723-7498  
(801) 399-1224

Copy 2

2 November 1982

Mr. Denton Beecher  
Box Elder County Surveyor  
20 North Main Street  
Brigham City, Utah 84302

Re: Request for Vacation of Allemande Acres Subdivision

Dear Denny,

Attached is a signed letter by the people concerned with the existing subdivision that is self explanatory.

We would appreciate your forwarding it to Mr. Wilde with any additional information you feel necessary.

Sincerely,



O. Neil Smith, P. E.

ONS:ss

cc: Roy Keith, K.O.A.

Copy 3

5 October 1982

Mr. Jerry Wilde, Chairman  
Box Elder County Planning Commission  
20 North Main  
Brigham City, Utah 84302

Re: Allemande Acres

Dear Mr. Wilde:

The previous owners of the referenced subdivision did not develop it as a subdivision except as concerns Lot No. 1. A K.O.A. campground was subsequently constructed over what approximately constitutes Lots 2 through 6 with the remaining balance being utilized as pasture. The subdivision as presently constituted was recorded some years ago, and is not consistent with present needs. The undersigned current owners therefore cordially request that the necessary steps be taken by the Box Elder Planning Commission to vacate the Allemande Acres Subdivision as presently recorded so that a new P.U.D. proposal for this parcel can be submitted to the Planning Commission for its review and consideration.

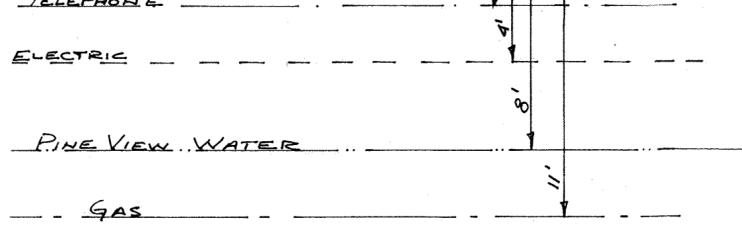
Sincerely,

  
\_\_\_\_\_  
Mr. Roy Keith

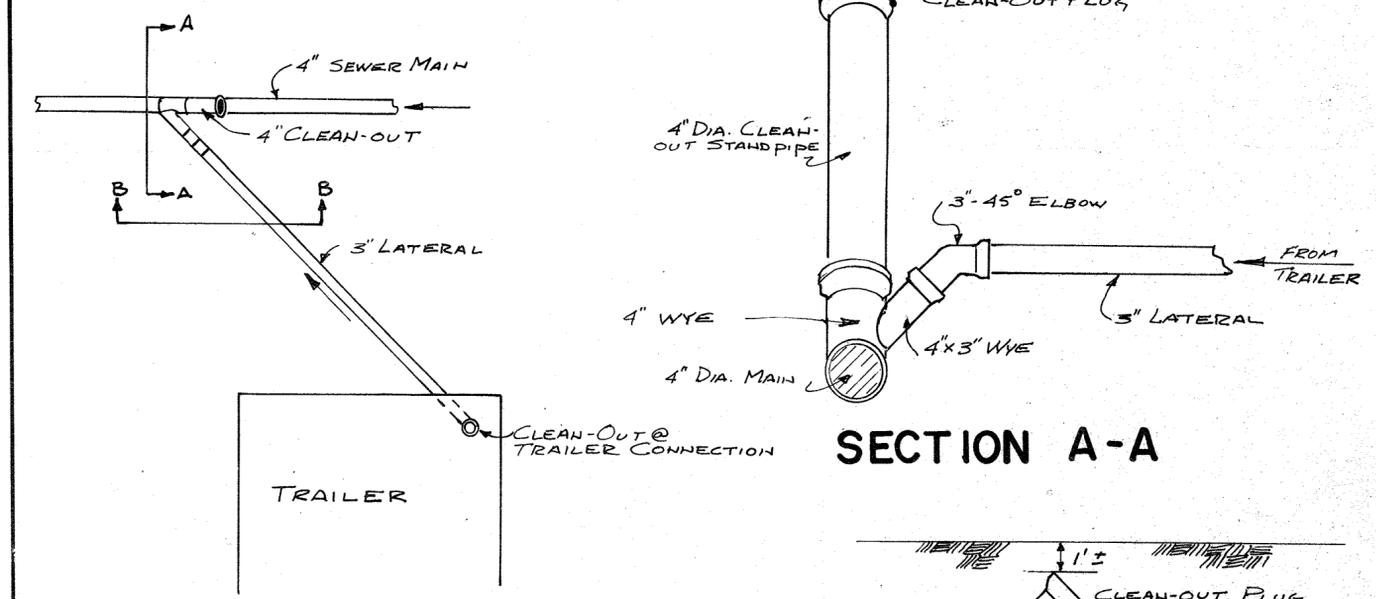
  
\_\_\_\_\_  
Mr. James Graves

  
\_\_\_\_\_  
Mr. Robert Olds

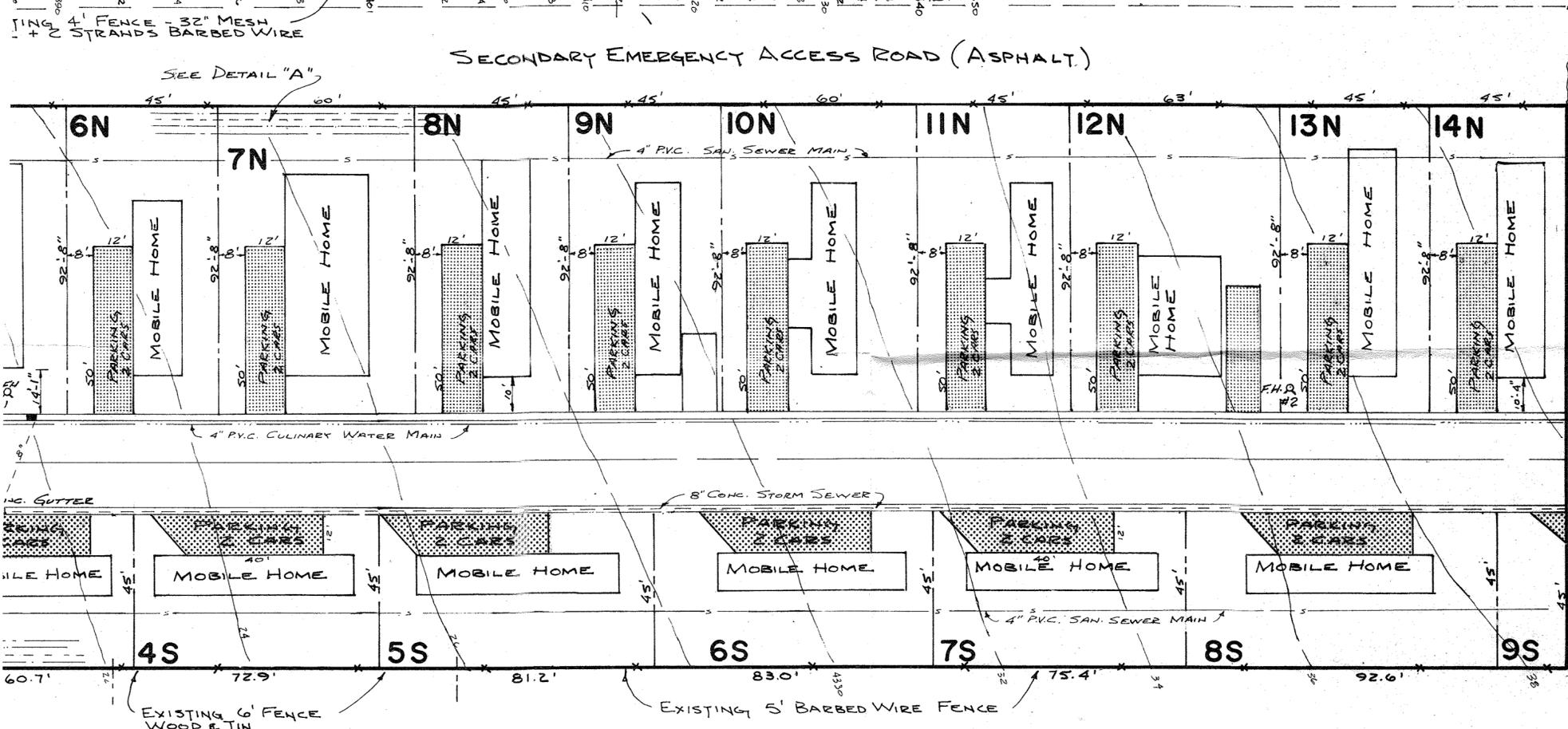
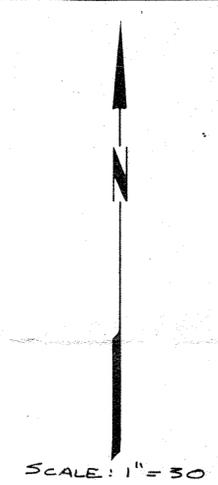
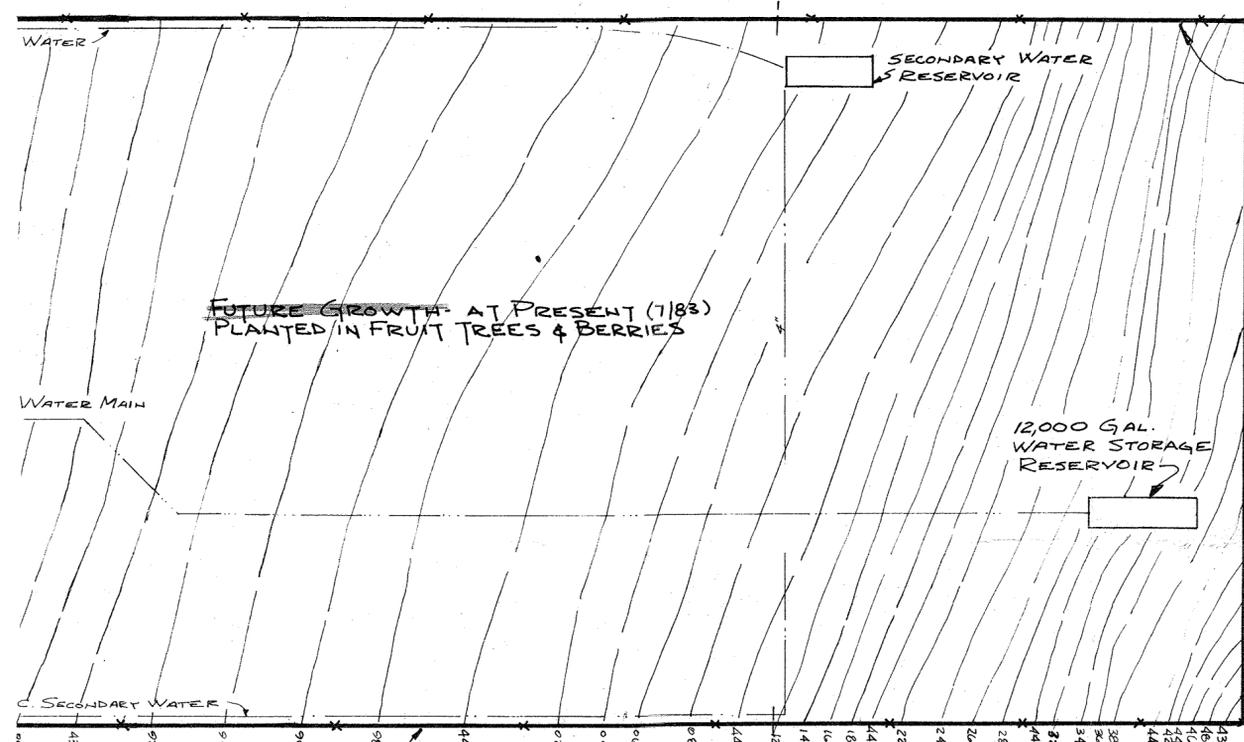
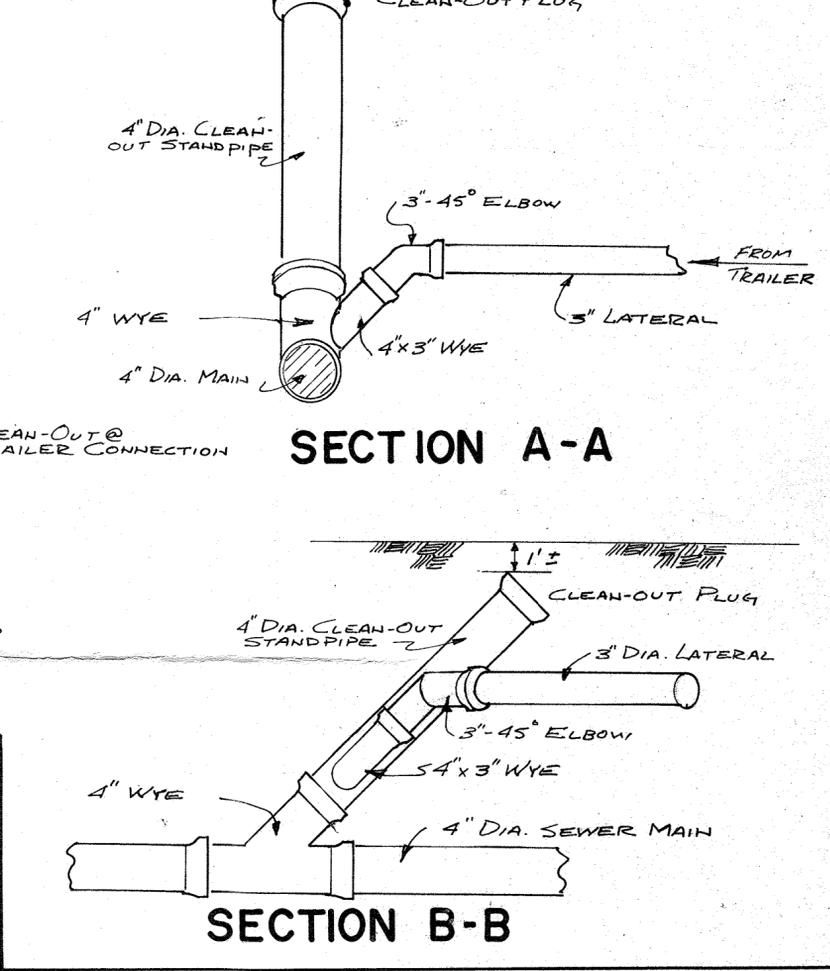
  
\_\_\_\_\_  
Mr. Brad V. Johnson



"A"  
TIES AT REAR PROP. LINES



TYPICAL CLEAN-OUT  
DETAIL



- 7/25/83 - ADDED SEC. & BULK STORAGE AREAS, & FENCES, FENCE DATA (EXIST.), PROPOSED HOMES, MISC. DATA AS REQUESTED BY COUNTY.
- 6/8/83 - ADDED SECONDARY EMERGENCY ACCESS ROAD, LOTS 17N-19N, 11S-13S REINSTATED, FENCE AROUND COMMON PARKING AREA.

Kellico Engineers Inc.  
Ogden 2661 Washington Blvd. Suite C Utah

**COLEMAN MOBILE HOME COURT  
AS CONSTRUCTED 11/24/81**

REVISIONS	BY	SCALE	DATE	DRWG. NO.
Lot Addition	6/12/78	1" = 30'	9/18/79	1 of 1
DETAILS	6/30/78			
26 Lot Rev.	11/23/81	DR. BY MK	CK'D. BY	
	6/8/83			

Sept 15 1982 11-18-82