

**MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
DECEMBER 14, 1995**

The Board of Planning Commissioners of Box Elder County, Utah met in regular session in the Commission Chamber of the Box Elder County Courthouse, 01 South Main in Brigham City, Utah at 7:00 p.m. on **December 14, 1995.**

The meeting was called to order by Chairman Richard Kimber with the following members present, constituting a quorum:

Richard Kimber	Chairman
Stan Reese	Member
Louis Douglas	Member
Jon Thompson	Member
David Tea	Member
Deanne Halling	Member
Denton Beecher	Ex-Officio Member, Surveyor
LuAnn Adams	Recorder/Clerk

EXCUSED:

Royal Norman	Commissioner, Member
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AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN KIMBER PRESENTED THE MINUTES OF NOVEMBER 16, 1995 FOR APPROVAL. A MOTION WAS MADE BY LOUIS DOUGLAS TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY STAN REESE AND UNANIMOUSLY CARRIED.

CONDITIONAL USE PERMIT FOR WILLIAM PRICE FOR SOUTH WILLARD

William Price told the Planning Commission that he has operated a wholesale business out of his home for the last 25 years. He has grown out of his home and is requesting to construct a metal building 40' x 96' to house his warehouse goods in South Willard. He has received permission from the state highway to enter his property. He has received an o.k. for a septic tank and has also applied for a well permit. He told the Commission that he buys liquidations and closeouts. He is not a government surplus dealer. He said his business is resale to the stores.

Chairman Kimber would like a drawing of the grade showing how water will drain.

MOTION: A motion was made by Jon Thompson to recommend to the County Commissioners that they consider the conditional use permit for William Price in South Willard providing that he submits proof of septic tank permit approval, well permit approval, that he provides for containment of all property drainage, and that he provide security, and all commodities are to be stored in the building. The motion was seconded by David Tea and unanimously carried.

CEDAR RIDGE SUBDIVISION PETITION FOR DAVID THOMPSON
(ATTACHMENT NO. 2)

Jon Thompson stated that he wanted to abstain from voting because of a conflict of interest.

David Thompson came to the Commission Table requesting a condition be taken off of Cedar Ridge Subdivision. He also presented a petition signed by the majority of landowners. He presented a subdivision alteration agreement which was reviewed and approved by Attorney Bunderson.

MOTION: A motion was made by Deanne Halling to approve the alteration agreement and authorize Chairman Kimber to sign the agreement and forward to the County Commission for their action. The motion was seconded by Stan Reese and carried with one abstention by Jon Thompson.

NORMAN MINOR SUBDIVISION

County Surveyor Denton Beecher stated that the Norman Minor Subdivision is located at 6800 West and 800 North. The subdivision will create three lots. The sewer system should be a septic tank and the Health Department has signed. The culinary water will be supplied by West Corinne. Access to the property shall be the responsibility of the property owners, and all homes shall be constructed to avoid surface flooding. All needed improvements shall be the responsibility of the property owner.

MOTION: A motion was made by David Tea to accept the Norman Minor Subdivision plat as prepared and presented and authorize the chairman to sign. The motion was seconded by Jon Thompson and unanimously carried.

CHAPTER #21 RR-2 DISTRICT ADDITION TO ZONING ORDINANCE
(ATTACHMENT NO. 3)

County Surveyor Denton Beecher stated that in the zoning request by Beaver Dam/Collinston they are requesting an RR-2 zone, and Box Elder County does not have an RR-2 in their ordinance book. Mr. Beecher presented an RR-2 Zone Document for the Commission's review. The Commission added the following change: that two story homes be allowed in place of one and one half. Mr. Beecher explained that the County Commission will be holding the Public Hearing for the Bear Dam/Collinston Zoning on January 2, 1996, and at that time the County Commission will need to approve the R-R-2 zone document.

MOTION: A motion was made by Jon Thompson to approve the RR-2 zone document as written with the amendment for two stories in place of one and one half. The motion was seconded by Louis Douglas and unanimously carried.

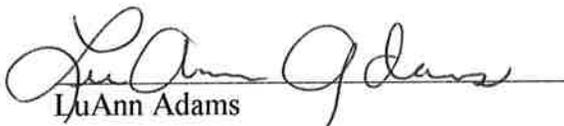
ADJOURNMENT

A motion was made by Jon Thompson to adjourn and seconded by Stan Reese. The meeting adjourned at 8:30 p.m.

Passed and adopted in regular session this 18 day of January, 1996.


Richard D. Chamber, Chairman

ATTEST:


LuAnn Adams
Recorder/Clerk

Petition

I, David Z. Thompson do hereby petition that the Box Elder County Planning Commission and County Commission release note three (3) dealing with Lot 15 and 26 of Cedar Ridge Subdivision as recorded 22 August 1979, Recorder's No. 72823H and add the additional restriction(s) as indicated in the Subdivision Alteration Agreement a copy of which is attached hereto. Also attached hereto is a list of all owners of Cedar Ridge Subdivision by lot number and their addresses of record.

Dec 13, 1995

Date

David Z. Thompson

David Z. Thompson, Subdivider

We, the owners of lots within Cedar Ridge Subdivision Phase 1 do hereby consent to the alteration of Lots 15 and 26 as indicated in the Petition and Subdivision alteration agreement.

Lot #1: Randy Hatch
12535 N. Edgewood Pl. Deweyville, UT

Randy P. Hatch

Lot #2: Bill P. Norr
12495 N. Edgewood Pl. Deweyville, UT

Lot #3: J.D. Norr
12465 N. Edgewood Pl. Deweyville, UT

J. D. Norr

Lot #4: Lawrence I. Merrell
12435 N. Edgewood Pl. Deweyville, UT

Mary L. Merrell

Lot #5: Brett C. Hoffman
12417 N. Edgewood Pl. Deweyville, UT

Angie Hoffmann

Lot #6: Curtis Dan Jensen
12420 N. Edgewood Pl. Deweyville, UT

Curtis Dan Jensen

Lot #7: John R. Adams
12405 N. Hillcrest Dr. Deweyville, UT

Judy Adams

Lot #8: David Z. Thompson
12435 N. Hillcrest Dr. Deweyville, UT

David Z. Thompson

Lot #9: A. Frank Walker
12455 N. Hillcrest Dr. Deweyville, UT

A. Frank Walker

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Gregory Todd Summers

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David Z. Thompson

Lot #12: Keith J. Anderson
12500 N. Edgewood Pl. Deweyville, UT

Keith J. Anderson

Lot #13: D. Lyle Palmer
3255 W. Cobble Crest Rd. Deweyville, UT

D. Lyle Palmer

Lot #14: Robert P. Buttars
3225 W. Cobble Crest Rd. Deweyville, UT

Robert P. Buttars

Lot #15: Jon Z. Thompson
11790 Hwy 69 Deweyville, UT



Lot #16: Lynn A. Darley
12460 N. Hillcrest Dr. Deweyville, UT



Lot #17: James L. Edlefsen
125 Poplar Dr. Brigham City, UT 84302



Lot #18: Gene C. Herrin
12540 N. Hillcrest Dr. Deweyville, UT



Lot #19: Rodger D. Miller
12545 N. Hillcrest Dr. Deweyville, UT



Lot #20: Sandra K. Jensen
12515 N. Hillcrest Dr. Deweyville, UT



Lot #21: Clyde G. Summers
3210 W. Cobblecrest Rd. Deweyville, UT



Lot #22: Lawrence Behrmann
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Lot #23: Steve C. Andrew
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Lot #24: Jack R. Gage III
3280 W. Cobblecrest Rd. Deweyville, UT



Lot #25: William Larry Maughan
2200 W. Cobblecrest Rd. Deweyville, UT



Lot #26: Jon Z. Thompson
11790 Hwy 69 Deweyville, UT



Subdivision Alteration Agreement

Whereas, Cedar Ridge Subdivision Phase 1 is an approved subdivision located in Box Elder County, State of Utah recorded August 22, 1979 as entry no. 72823H in the office of the Box Elder County Recorder, and

Whereas, note #3 as shown on the official plat of said subdivision states as follows: "Lots 15 and 26 shall be used for surface runoff detention basins only, no building permit shall be given for said lots." and

Whereas, it is the desire of the developer, David Z. Thompson, and the owner of said lots 15 and 26, Jon Z. Thompson and Aleta Thompson, and Box Elder County to ammend and alter said lots so that note #3 on the plat can be removed,

Now THEREFORE, it is hereby mutually agreed as follows:

- (1) Lot 15 of Cedar Ridge Subdivision is hereby amended to appear as shown on the attached Exhibit "A", which provides for an existing well protection area restriction to said Lot 15
- (2) Lot 26 of Cedar Ridge Subdivision is hereby amended to appear as shown on the attached Exhibit "B", which provides for a detention basin restriction to said Lot 26
- (3) Upon the signing and recordation of this agreement with the Box Elder County Recorder, Note #3 as shown on the official plat of Cedar Ridge Subdivision is void and of no affect upon said lots 15 and 26. Building permits would be available for both lots 15 and 26 subject to the restrictions as provided and shown on the attached Exhibits A and B
- (4) It is understood that the detention basin affecting Lot 26 shall be maintained by the Cedar Ridge Water Distribution Company
- (5) That when a second edition is planned to the south the detention system shall be constructed to replace lot 15 detention.

Dated this 15th day of December, 1995



Developer:
[Signature]
David Z. Thompson

Owner:
[Signature]
Jon Z. Thompson

Cedar Ridge Water Distribution Company

[Signature]
Aleta Thompson

By: [Signature]
President

[Signature]
Notary Public

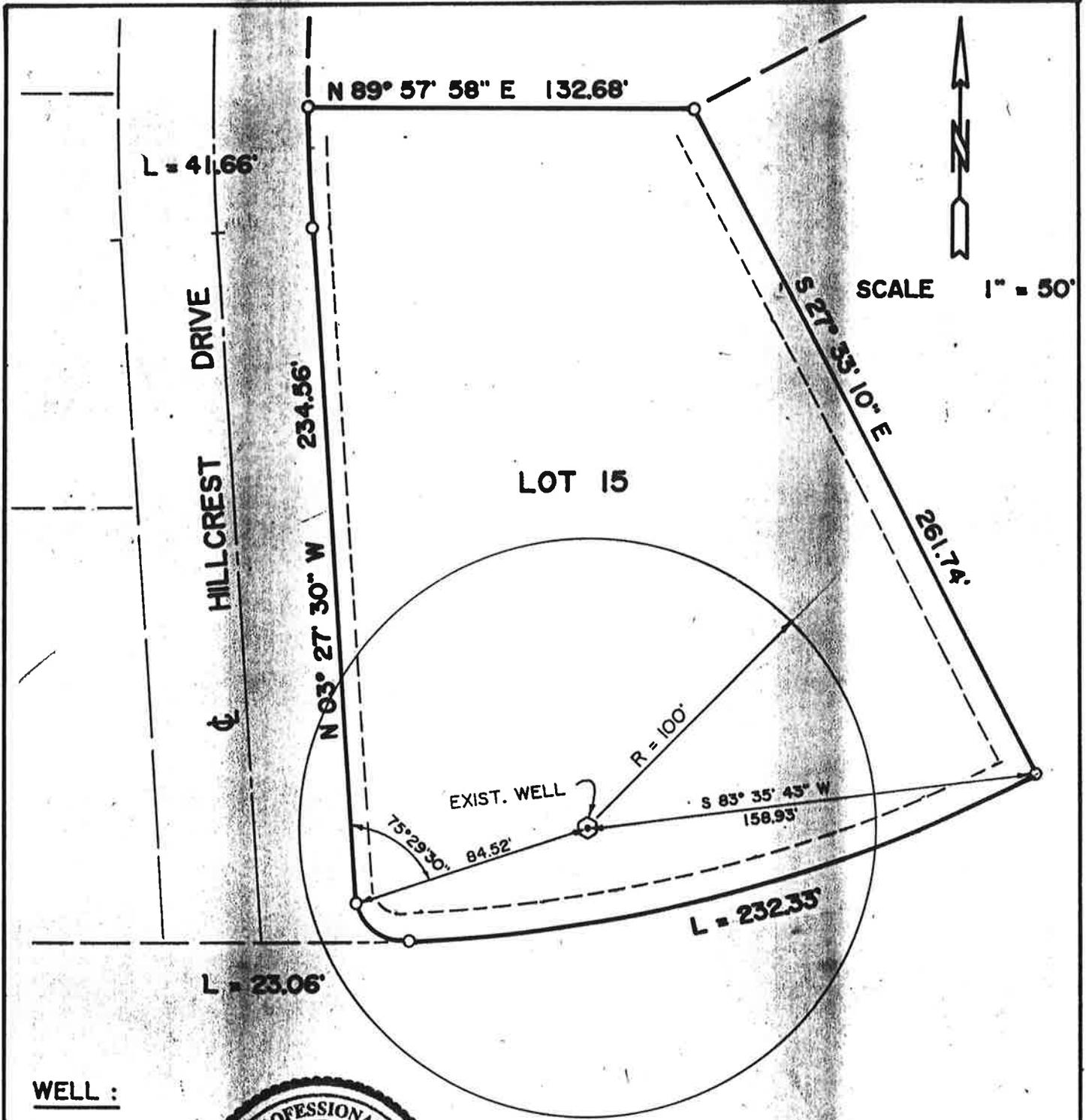
Chairman of County Planning Commission

Approved this _____ day of _____, 1995

Attest: County Clerk

Chairman County Commission

EXHIBIT "A"



WELL :

NO STRUCTURE OR TANK
 OR SEWER SYSTEM SHALL BE
 CONSTRUCTED WITHIN THE
 RADIUS WELL PROTECTION AREA



EXIST. WELL PROTECTION AREA
CEDAR RIDGE SUBDIVISION - PHASE I
 LOT 15 FOR
DAVID Z. THOMPSON

WELL PROTECTION AREA DESCRIPTION

A 100 FOOT RADIUS AREA WHOSE CENTER IS AN EXISTING CULINARY WATER WELL WHICH IS LOCATED S83°35'43"W 158.93 FEET FROM THE SOUTHEAST CORNER OF LOT 15, CEDAR RIDGE SUBDIVISION PHASE 1 WHICH IS PART OF THE NORTH ONEHALF OF SECTION 32, T.12N., R.2W., S. & M.

137231
UTAH LICENSE NO.

O. Neil
O. NEIL

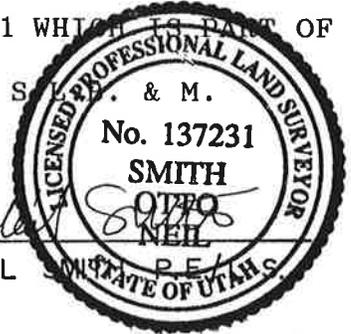
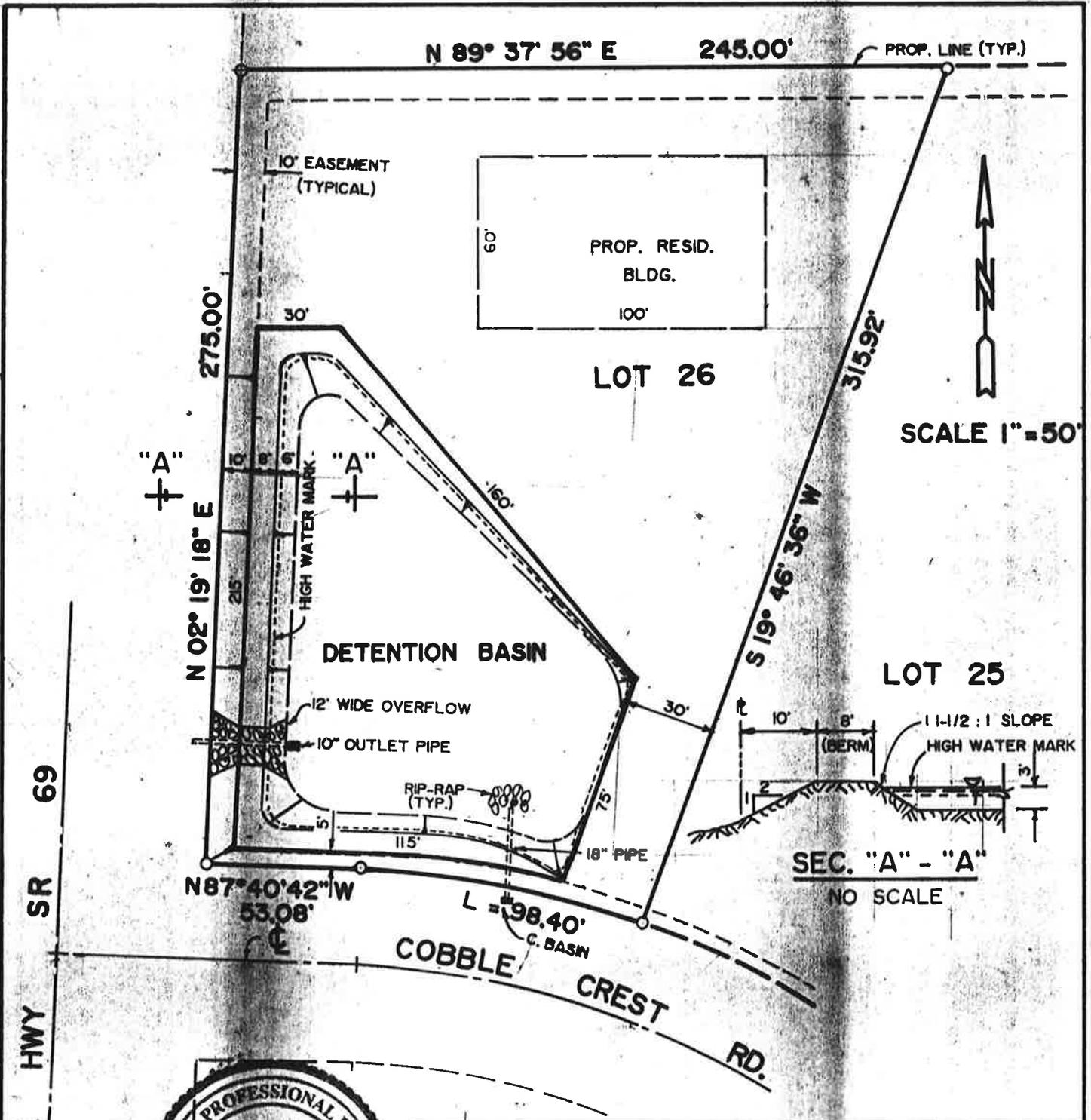


EXHIBIT "B"



SCALE 1" = 50'

SEC. "A" - "A"
NO SCALE



DETENTION BASIN
CEDAR RIDGE SUBDIVISION - PHASE I
 FOR
DAVID Z. THOMPSON.
 12435 N. HILLCREST DEWEYVILLE, UT. 84309 PH. 257-7152

HWY 69 SR

SALT LAKE CITY SITE DEVELOPMENT DRAINAGE CALCULATIONS

Drainage Calculations for : CEDAR RIDGE SUBDIVISION
 Location : ~~HONEYVILLE, UTAH~~ ~~DOUGLASSVILLE, UTAH~~
 Restriction Rate : 0.20 cfs/acre

Roof Area : 54200 Sq. Ft.
 Paved Area : 81300 Sq. Ft.
 Landscaped Area : 130100 Sq. Ft.
 Other Areas : 818400 Sq. Ft.

 Total Area : 1084000 Sq. Ft.
 24.89 Acres

Runoff Coefficient

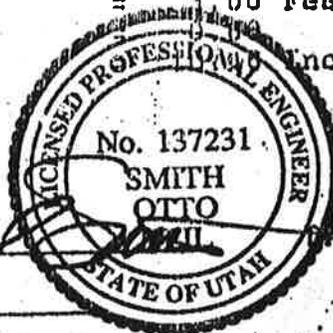
C_{roof} : 0.85
 C_{paved} : 0.90
 C_{landscaped} : 0.15
 C_{other} : 0.35

 Weighted C : 0.39
 CA : 425195 Sq. Ft.

LAPSED TIME (MIN.)	ACCUM. RAINFALL (IN.)	"CA" (SQ. FT.)	ACCUM. FLOW (CU. FT.)	ALLOWABLE DISCHARGE (CU. FT.)	REQUIRED STORAGE (CU. FT.)
15	0.84	425195	29693	4479	25213
30	1.17	425195	41527	8959	32589
60	1.49	425195	52724	17917	34807
120	1.64	425195	57948	35835	22113
180	1.78	425195	62945	53752	9193
300	2.13	425195	75437	107504	0
720	2.58	425195	91311	215008	0
1440	3.28	425195	116220	430017	0

Summary

Required Detention Storage = 34807 Cubic Feet
 Unit Storage Per Acre = 1399 Cubic Feet per Acre
 Allowable Release Rate = 4.977 Cubic Feet per Second
 Detention Time = 220 Minutes (3.7 Hrs.)
 Orifice Head = 00 Feet
 Orifice Coefficient = _____
 Orifice Diameter = _____ Inch



PREPARED BY : O. Smith DATE : 12/8/1995
 LICENCE NO. : _____
 REVIEWED BY : _____ DATE : _____
 APPROVED BY : _____ DATE : _____



State of Utah
DEPARTMENT OF TRANSPORTATION

Michael O. Leavitt
Governor

Thomas R. Warne
Executive Director

Dyke M. LeFevre, P.E.
Region One Director

REGION ONE
169 North Wall Avenue
P.O. Box 12580
Ogden, Utah 84412-2580
(801) 399-5921
Fax: (801) 399-5926

Commission
Glen E. Brown
Chairman
Todd G. Weston
James G. Larkin
Ted D. Lewis
Hal M. Clyde

December 14, 1995

David Z. Thompson
12435 North Hillcrest Drive
Deweyville, Utah 84309

RE: Cedar Ridge Subdivision SR-38 in Box Elder County

Dear Mr. Thompson:

UDOT has reviewed and approved your site plans concerning a detention basin on Lot 26. We agree with drainage calculations. It will not require that you obtain an encroachment permit.

If you have any questions or concerns, please contact me at 399-5921 extension 304. Thank you.

Sincerely,

Tommy H. Vigil
Permits & Encroachments Officer

THV/sj

cc: Dyke M. LeFevre
John D. Gunderson
David L. Kennison
File

Post-It™ brand fax transmittal memo 7871		# of pages ▶
To <i>Dave Thompson</i>	From <i>Tom Vigil</i>	
Co.	Co. <i>UDOT</i>	
Dept.	Phone # <i>399-5921</i>	
Fax # <i>257-6028</i>	Fax #	



AGENDA
BOX ELDER COUNTY PLANNING COMMISSION
MEETING PLACE; COUNTY COMMISSION CHAMBERS
BOX ELDER COUNTY COURTHOUSE
BRIGHAM CITY, UTAH

1. Public agenda for the Box Elder County Planning Commission meeting schedule for December 14, 1995 at 7:00 P.M.
2. Notice given to the newspaper this 13th Day of December, 1995.
3. Approval of the minutes of November 16, 1995.
4. Scheduled Delegations:
 - A. Conditional Permit William Price for South Willard.
 - B. Cedar Ridge Subdivision petition for David Thompson.
 - C. Minor Subdivisions.
 - D. Chapter #21 RR-2 District addition to zoning ordinance.
 - E.
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business:
 - A.
 - B.
 - C.

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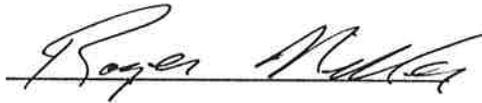
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Subdivision Alteration Agreement

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Whereas, note #3 as shown on the official plat of said subdivision states as follows: "Lots 15 and 26 shall be used for surface runoff detention basins only, no building permit shall be given for said lots." and

Whereas, it is the desire of the developer, David Z. Thompson, and the owner of said lots 15 and 26, Jon Z. Thompson and Aleta Thompson, and Box Elder County to ammend and alter said lots so that note #3 on the plat can be removed,

Now THEREFORE, it is hereby mutually agreed as follows:

(1) Lot 15 of Cedar Ridge Subdivision is hereby amended to appear as shown on the attached Exhibit "A", which provides for an existing well protection area restruaction to said Lot 15

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(3) Upon the signing and recordation of this agreement with the Box Elder County Recorder, Note #3 as shown on the official plat of Cedar Ridge Subdivision is void and of no affect upon said lots 15 and 26. Building permits would be available for both lots 15 and 26 subject to the restrictions as provided and shown on the attched Exhibits A and B

(4) It is understood that the detention basin affecting Lot 26 shall be maintained by the Cedar Ridge Water Distribution Company

(5) That when an additional phase is designed that a new detention basin shall be designed to replace lot 15 detention basin.

Dated this _____ day of _____, 1995

Developer:

Owner:

David Z. Thompson

Jon Z. Thompson

Aleta Thompson

Cedar Ridge Water Distribution Company

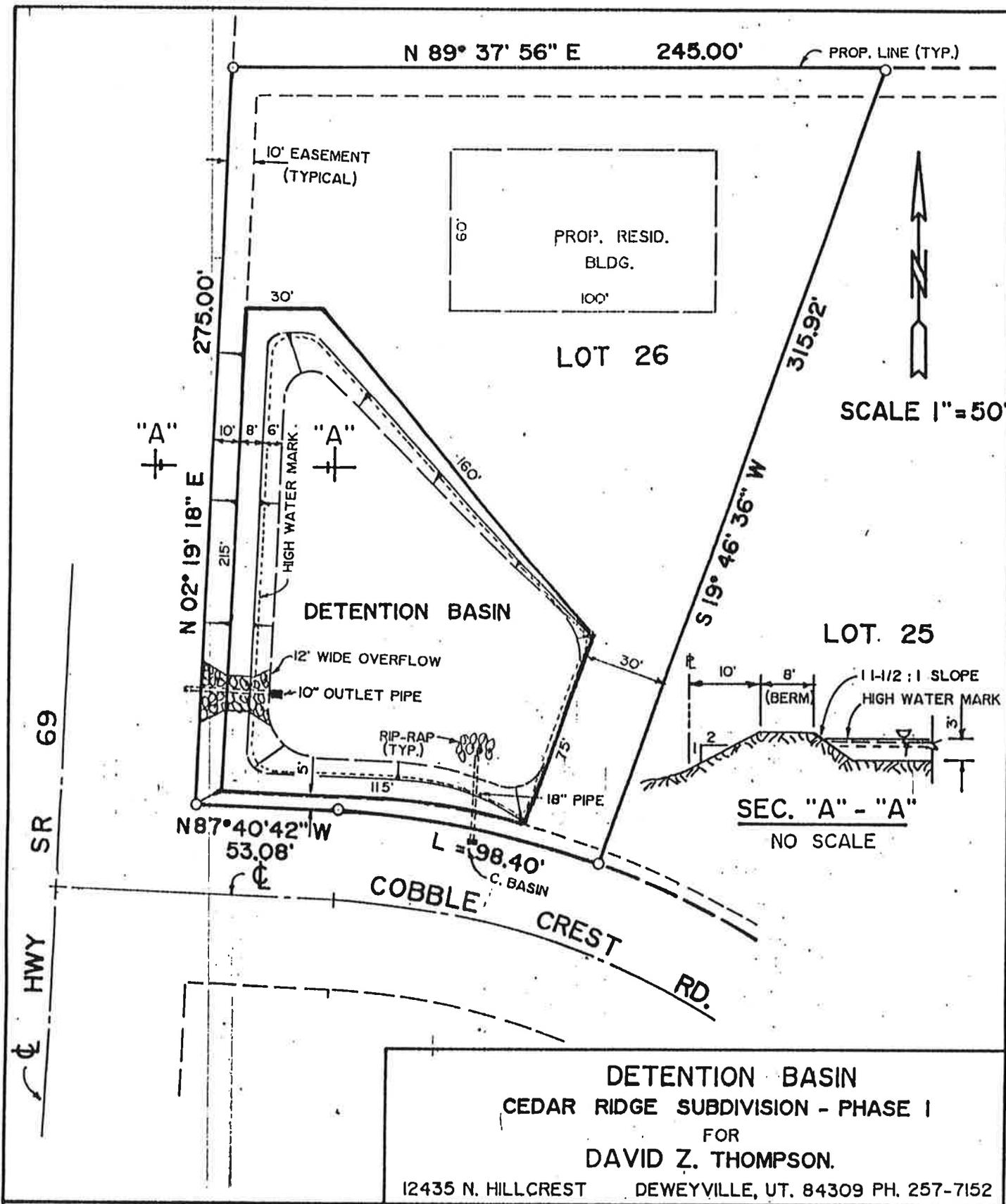
By: _____
President

Chairman of County Planning Commission

Approved this _____ day of _____, 1995

Attest: County Clerk

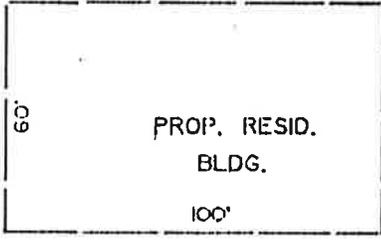
Chairman County Commission



N 89° 37' 56" E 245.00'

PROP. LINE (TYP.)

10' EASEMENT (TYPICAL)



PROP. RESID. BLDG.

100'

60'

LOT 26



SCALE 1" = 50'

275.00'

N 02° 19' 18" E



DETENTION BASIN

HIGH WATER MARK

12' WIDE OVERFLOW

10" OUTLET PIPE

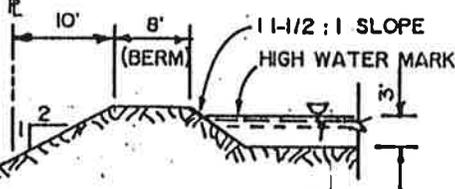
RIP-RAP (TYP.)

18" PIPE

S 19° 46' 36" W

315.92'

LOT 25



SEC. "A" - "A"
NO SCALE

N 87° 40' 42" W 53.08'

L = 98.40'
C. BASIN

COBBLE CREST RD.

69

SR

HWY

DETENTION BASIN
CEDAR RIDGE SUBDIVISION - PHASE I
FOR
DAVID Z. THOMPSON.

12435 N. HILLCREST DEWEYVILLE, UT. 84309 PH. 257-7152

SALT LAKE CITY SITE DEVELOPMENT DRAINAGE CALCULATIONS

Drainage Calculations for : CEDAR RIDGE SUBDIVISION
 Location : ~~HONEYVILLE, UTAH~~ ~~DEWEVILLE, UTAH~~
 Restriction Rate : 0.20 cfs/acre

Roof Area : 54200 Sq.Ft.
 Paved Area : 81300 Sq.Ft.
 Landscaped Area : 130100 Sq.Ft.
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 Total Area : 1084000 Sq.Ft.
 24.89 Acres

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C_{roof} : 0.85
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 C_{other} : 0.35

Weighted C : 0.39
 CA : 425195 Sq.Ft.

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720	2.58	425195	91311	215008	0
1440	3.28	425195	116220	430017	0

Summary

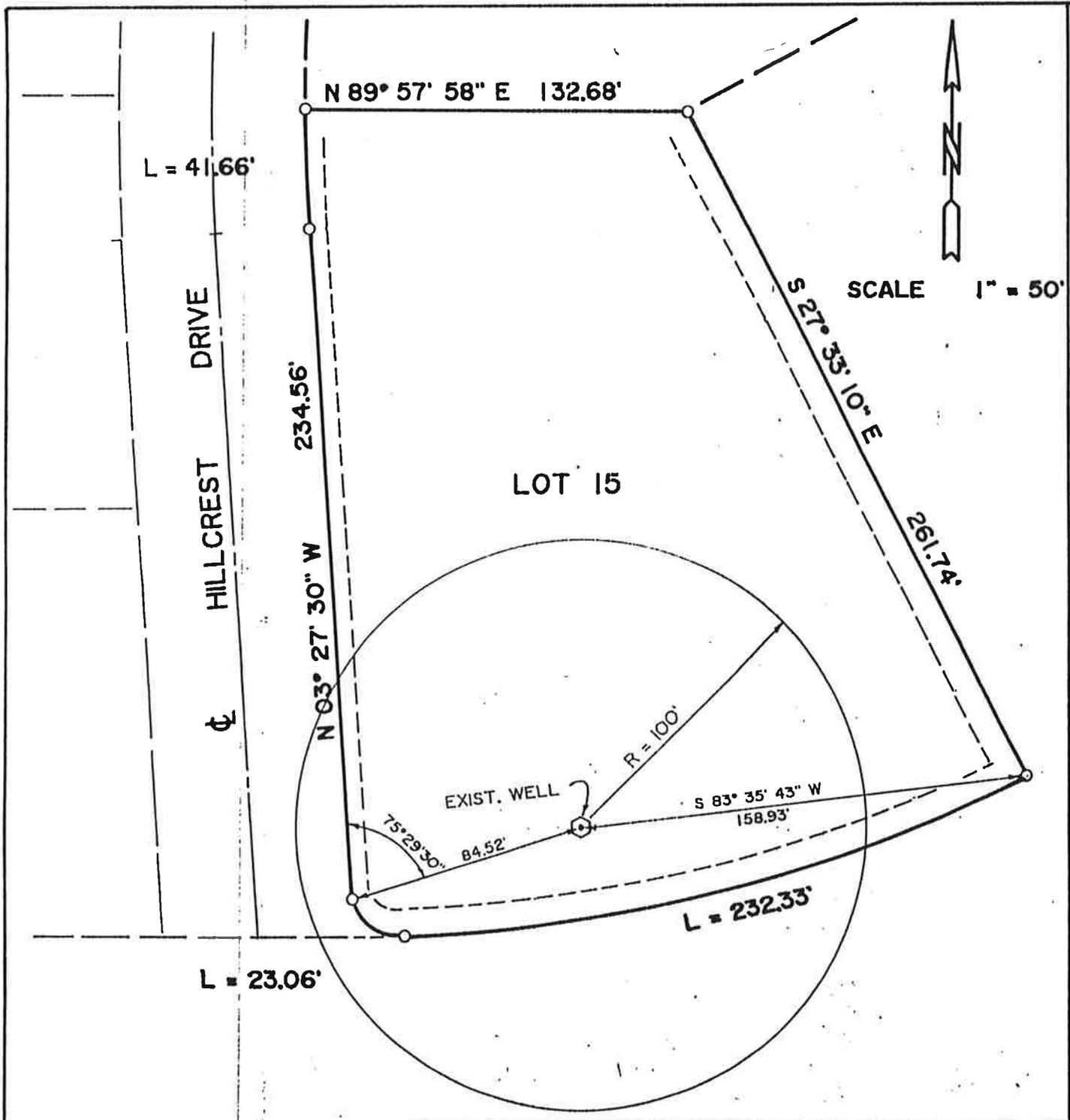
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 Unit Storage Per Acre = 1399 Cubic Feet per Acre
 Allowable Release Rate = 4.977 Cubic Feet per Second
 Detention Time = 220 Minutes (3.7 Hrs.)
 Orifice Head = 3.00 Feet
 Orifice Coefficient = 0.60
 Orifice Diameter = 10.46 Inch

PREPARED BY : _____
 LICENCE NO. : _____
 REVIEWED BY : _____
 APPROVED BY : _____

DATE : 12/8/1996

DATE : _____

DATE : _____



SCALE 1" = 50'

LOT 15

EXIST. WELL

R = 100'

S 83° 35' 43" W
158.93'

L = 232.33'

L = 23.06'

L = 41.66'

HILLCREST DRIVE

EXIST. WELL PROTECTION AREA
 CEDAR RIDGE SUBDIVISION - PHASE I
 LOT 15 FOR
 DAVID Z. THOMPSON
 12435 N. HILLCREST DR., DEWEYVILLE, UT. 84309 PH. 257-7152

WELL PROTECTION AREA DESCRIPTION

A 100 FOOT RADIUS AREA WHOSE CENTER IS AN EXISTING CULINARY WATER WELL WHICH IS LOCATED S83°35'43"W 158.93 FEET FROM THE SOUTHEAST CORNER OF LOT 15, CEDAR RIDGE SUBDIVISION PHASE 1 WHICH IS PART OF THE NORTH ONEHALF OF SECTION 32, T.12N., R.2W., S.L.B. & M.



State of Utah

DEPARTMENT OF TRANSPORTATION

Michael O. Leavitt
Governor

Thomas R. Warne
Executive Director

Dyke M. LeFevre, P.E.
Region One Director

REGION ONE
169 North Wall Avenue
P.O. Box 12580
Ogden, Utah 84412-2580
(801) 399-5921
Fax: (801) 399-5926

Commission
Glen E. Brown
Chairman
Todd G. Weston
James G. Larkin
Ted D. Lewis
Hal M. Clyde

December 14, 1995

David Z. Thompson
12435 North Hillcrest Drive
Deweyville, Utah 84309

RE: Cedar Ridge Subdivision SR-38 in Box Elder County

Dear Mr. Thompson:

UDOT has reviewed and approved your site plans concerning a detention basin on Lot 26. We agree with drainage calculations. It will not require that you obtain an encroachment permit.

If you have any questions or concerns, please contact me at 399-5921 extension 304. Thank you.

Sincerely,

Tommy H. Vigil
Permits & Encroachments Officer

THV/sj

cc: Dyke M. LeFevre
John D. Gunderson
David L. Kennison
File

Post-It™ brand fax transmittal memo 7671		# of pages ▶
To Dave Thompson	From Tom Vigil	
Co.	Co. UDOT	
Dept.	Phone # 399-5921	
Fax # 257-6028	Fax #	



CHAPTER 21
RURAL RESIDENTIAL DISTRICT 2 (RR-2)

21.5 THE MINIMUM WIDTH IN FEET FOR ANY LOT, EXCEPT AS MODIFIED BY A PLANNED UNIT DEVELOPMENT SHALL BE 200 FEET;

21.6 THE MINIMUM DEPTH FOR THE FRONT YARD FOR THE MAIN BUILDINGS AND ACCESSORY BUILDINGS SHALL BE 30 FEET;

21.6.1 Where the existing minimum right-of-way on which the lot fronts is less than 66 feet, the setback shall be measured from the center line and in fact shall be no less than 65 feet.

21.6.2 Where the proposed minimum right of way is more than 66 feet, the set back in feet shall be $\frac{1}{2}$ of the proposed right-of-way plus 30 feet.

21.6.3 Accessory buildings may have the same minimum front yard depth as the main buildings if they have the same side yard required for the main building.

21.7 THE MINIMUM DEPTH IN FEET FOR THE REAR YARD SHALL BE FOR THE MAIN BUILDINGS (30 FEET.)

21.8 THE MINIMUM SIDE YARD FOR ANY MAIN BUILDING SHALL BE 20 FEET.

21.8.1 And accessory buildings, except as may be reduced by a conditional use permit shall be 10 feet.

21.9 THE MAXIMUM HEIGHT FOR ALL BUILDINGS AND STRUCTURES SHALL BE 35 FEET OR 1 $\frac{1}{2}$ STORIES.

21.10 THE MAXIMUM COVERAGE FOR ANY LOT SHALL BE 25%.

CHAPTER 21 RURAL RESIDENTIAL DISTRICT 2 (RR-2)

21.1. PURPOSE:

- 20.2.1 Rural Residential District 2 (RR-2.) The purpose of providing an RR-2 rural residential district is:
- 21.1.2.1.1 To promote and preserve in appropriate areas conditions favorable to large-lot family life.
- 21.1.2.1.2 Maintaining a rural atmosphere.
- 21.1.2.1.3 The keeping of limited numbers of animals and fowl and, reduced requirements for public utilities, services and infrastructure.
- 21.1.2.1.4 This district is intended to be residential in character and protected from encroachment by commercial and industrial uses.
- 21.1.2.1.5 Minimum lot size to be 2 acres.
- 21.1.2.1.6

21.2. CODES AND SYMBOLS:

In the following sections of this chapter, uses of land or buildings which are allowed are listed. If a use is not allowed it is not named.

21.3. USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be here after erected, structurally altered, enlarged or maintained without a building permit being issued in compliance to the uses allowed.

21.3.1. PERMITTED USES:

- 21.3.1.1 Accessory buildings and uses customarily incidental to permitted agricultural uses, provided, however, that such accessory buildings are a minimum of 100 feet from the street on which the primary building fronts and to be 100 feet from any dwelling. Except that any pen, corral or pasture for the keeping of animals or fowl shall be located the minimum distance of 150 feet from any public road or approved private road.
- 21.3.1.2 All uses as listed in an RR-5 district of chapter 10; Except Area, Width, Rear front yard etc regulations.
- 21.3.1.3

21.4. THE MINIMUM LOT AREA IN ACRES FOR ANY MAIN USE SHALL BE 2 ACRES: