

BOX ELDER COUNTY

The Board of Planning Commissioners of Box Elder County met in public session at the regular meeting place at the Box Elder County Courthouse, 01 South Main Street, in Brigham City, Utah, at 7:00 p.m., on December 21, 1989.

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

Richard Kimber,	Chairman
Don Christensen,	Member
DeVon Breitenbeker,	Member
Jon Thompson,	Member
Robert Valentine,	County Commissioner
Denton Beecher,	Ex-Officio Member
Allen Jensen,	Ex-Officio Member

Absent:

Steve Grover,	Member
Junior Okada,	Member

Mr. Kimber presented the Minutes of September 21, 1989 for approval. Commissioner Valentine made the motion to approve the Minutes as recorded. Mr. Christensen seconded. None opposed. The motion carried unanimously.

AGENDA:

Zone Request: Mr. & Mrs. Greer:

Mr. and Mrs. Lynn Greer and Mr. and Mrs. Chris Reeder met to discuss options available to them that would restrict or control the expansion of a trucking business operating in their neighborhood and to limit the use of the road on 2600 North by heavy trucks operating as a result of the business. Mrs. Greer explained they considered the area residential since there are nine houses along the road, and each household has at least four children. The surrounding area is mainly agriculture. She explained the trucking business was starting in the area with as many as thirty large trucks projected to travel the road. She stated the road is not constructed for that kind of travel, and the condition is not safe

for families with small children. They are requesting zoning of of the area or load limits on the road.

Mr. Beecher discussed the requirements for zoning the area and suggested a committee be organized to consider zoning the area from Highway SR-13 on the south, I-15 on the east, the Bear River on the west, and the Honeyville City limits on the north. Mr. Beecher also explained the road was surfaced with an experimental material that would control dust conditions so not to incur the expense of a thick asphalt coating. This was done without knowing there would be a trucking business started in the area. He also stated there is the possibility of restricting load limits if the road begins to deteriorate. That could leave the County vulnerable to a law suit. Commissioner Valentine stated it's too late to limit the weight on the road. During the course of discussion, it was pointed out there is also another trucking business operating north of this area.

It was concluded a committee should be organized from residents in the area recommended by Mr. Beecher, circulate petitions for signature, develop a plan, and present the petitions and plan to the Commission for their action. Mr. Beecher will develop a map of the area to be considered. Commissioner Valentine stated the Commission could organize the committee from names recommended to them.

**CONDITIONAL USE PERMIT: U. S. West Cellular Phone Tower:**

Mr. Robert Davis, representing U. S. West Communications requested a conditonal use permit to construct a communication tower for cellular telephone transmission. He explained the tower will be 250 feet high with guy wire supports and antennas on the top. The facility would meet Federal Aviation Agency (FAA) and Federal Communication Commission (FCC) regulations and approval. In addition to the tower, a small equipment building would be constructed, either 12' x 14' or 12' x 30'. Mr. Thompson asked if this system would have any effect on other communication systems in the area, e.g.; television or radio. Mr. Davis stated this is a dedicated frequency that would have no interference.

Mr. Thompson made the motion that a conditonal use permit be granted to U. S. West subject to local and County conditions for ingress and egress from County roads and also that it complies with FAA and FCC requirements. Mr. Breitenbeker seconded. There was no further discussion on the issue. The motion carried unanimously.

**RUSS BROWN BILLING:**

The billing for the services of Russ Brown that incurred during the Willard gravel pit issue was discussed. Commissioner Valentine asked Mr. Beecher if the services performed by Mr. Brown were understood so they (Commissioners) could determine their portion of the billing. Mr. Beecher declined to make that determination without input from the Willard Flood District, and Mr. Darrell Nielsen. Commissioner Valentine suggested the Planning Commission, the Willard Flood District and Mr. Darrell Nielsen get together and discuss the bill. It was decided a discussion session could be held without violating the law governing open and public meetings and would be for the sole purpose of determining who is responsible for paying all or part of the bill with no action taken as a result of the discussion. Mr. Beecher will take necessary action to schedule a meeting with those individuals who have an interest.

**JANUARY MEETING, Annual Outing:**

It was agreed the January meeting will be held January 18, 1990 at 8:00 p.m. The annual outing to begin at 6:00 p.m. at Maddox Ranch House.

**UNSCHEDULED BUSINESS:**

The Minutes of September 21, 1989 tasked the County Clerk to prepare a proposed Resolution to control infractions of the Building Permit Ordinance with a penalty and fee. The Clerk pointed out Box Elder County Ordinance Number 111 adopted the Uniform Building Code and prepared by the International Conference of Building Officials provides for a schedule of fees to be assessed and an additional Resolution should not be necessary.

Mr. Beecher pointed out these are only building permit fees and fees should be adopted for those conditions not covered by the Uniform Building Code. It was concluded a schedule of fees should be established by an Ordinance. It was suggested Mr. Beecher contact other counties for their schedule of fees.

Mr. Thompson made a motion to adjourn at 8:25 p.m. Mr. Christensen seconded. None opposed. The motion carried unanimously.

Passed and adopted in regular session this 15<sup>th</sup> of February, 1990.

  
Richard D. Kimber, Chairman

ATTEST:

  
Allen L. Jensen  
County Clerk

AGENDA

BOX ELDER COUNTY PLANNING COMMISSION

MEETING PLACE: COUNTY COMMISSION CHAMBERS  
BOX ELDER COUNTY COURTHOUSE  
BRIGHAM CITY, UTAH

- I. Public agenda for Box Elder County Planning Commission meeting  
scheduled for December 21, 1989 at 7:00 p.m.
- II. Notice given to newspaper this 20th day of December, 1989.
- III. Approval of minutes of September 21, 1989.
- IV. Scheduled Delegations:
  1. Zone Request - Mr. & Mrs. Greer
  2. Russ Brown Billing
  3. January Meeting - Annual Outing
  4. Conditional Use Permit - U. S. West, Cellular Phone Tower
  - 5.
  - 6.
  - 7.
  - 8.
  - 9.
  - 10.
- V. Old Business
  - 1.
  - 2.
  - 3.
  - 4.
  - 5.

APPLICATION FOR CONDITIONAL USE PERMIT

SOUTH CREEK HOLLOW CAMPSITE

NO ACTION  
OR DISCUSSION  
EVER TAKEN  
12-21-89

Applicant's Name Hillam Abstracting & Insurance Agency, Inc. Application No. \_\_\_\_\_  
 Address 102 East Forest Date Received by Building Inspector \_\_\_\_\_  
Brigham City, Utah 84302  
 Telephone 723 5207 Date of Hearing \_\_\_\_\_

Application is hereby made to the Planning Commission requesting that HILLAM ABSTRACTING AND INSURANCE AGENCY, INC. or successors/ <sup>in interest</sup> be permitted as a "conditional use" on five acres (Sq. Ft. or Acres) located at East of the South Creek of Box Elder Street Address Creek, 1 mile South of Mantua, Utah in a \_\_\_\_\_ 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. South Creek is a recreational wilderness campsite. It is to be used by camping groups (such as LDS girls camps and family reunions) A restroom facility (mens & ladies) has been constructed according to the approved building permit on file which includes a septic system approved by the sanitarian. Most of the area is wooded and includes 10 tent and table sites, a bowery area, a fireside area, and small ball diamond.

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.

There has been a great demand for a large camp area that could accomodate groups of 100 to 150. No such areas exist in Box Elder County where a family or group can schedule in advance and camp that large of a group.

(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.

No safety unusual hazards exist. There was an unfenced area above the creek with a large drop which has now been properly fenced.

Zoning Administrators Action:

Date Approved: \_\_\_\_\_

Date Disapproved: \_\_\_\_\_

Date Referred to Planning Commission for Action \_\_\_\_\_

Planning Commission Action:

Date Approved: \_\_\_\_\_

Date Disapproved: \_\_\_\_\_

Governing Body Action if Appealed From Decision of Planning Commission:

Date Approved: \_\_\_\_\_

Date Disapproved: \_\_\_\_\_

Public Hearing Date if Deemed Necessary \_\_\_\_\_

Conditions of Approval

, or Reasons for Disapproval

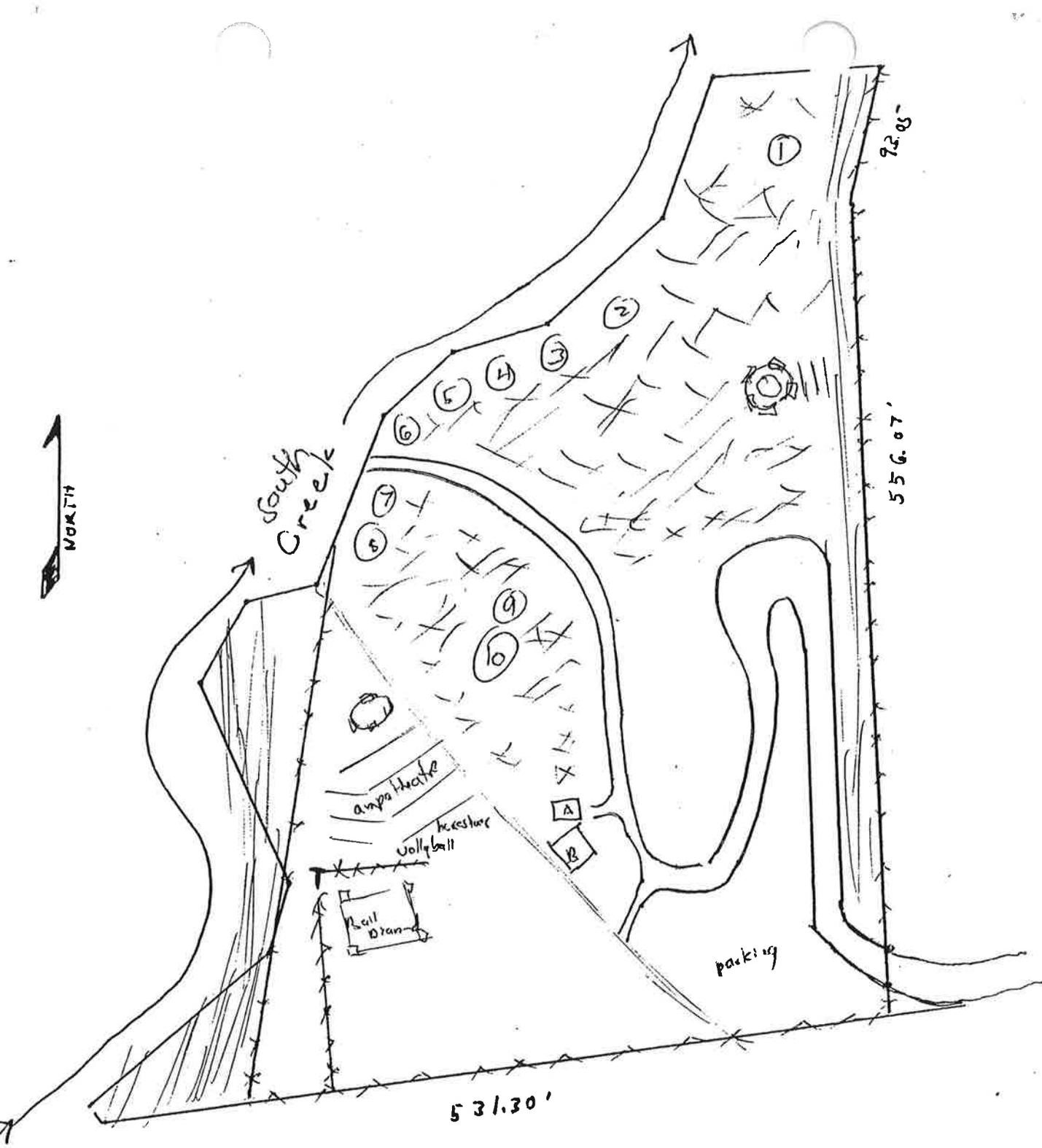
List:

Signature: \_\_\_\_\_  
Chairman, Planning Commission or, Zoning Administrator

The Building Inspector shall place the Conditional Use Application No. as well as any conditions of approval on the Building Permit.

Appealed to the Planning Commission from Decision or Zoning Administrator \_\_\_\_\_

Appealed to the Governing Body from Decision of Planning Commission \_\_\_\_\_



Ham Campsite  
 perimeter  
 topographical

- Legend
- T telephone (power pole)
  - x x x fence
  - \* wooded area
  - ① campsite
  - A restroom
  - B Bowery
  - ⊙ fire pit

1" = 10'