

October 14, 2024

Dear Property Owner:

An application has been received by Brian Head Town requesting a Conditional Use Permit at 141 E. Mountain View Drive for a Snow Removal Business. Brian Head Town is sending out this notice as per Utah Code Title 10, Chapter 9a, Part 2 and Brian Head Land Management Code 9-1-8.

- A. Anyone wishing to review the information on the proposed plat amendment may do so at Brian Head Town Hall during normal business hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.
- B. Anyone wishing to make comments about the proposed plat amendment may submit written comments to the Brian Head Town Clerk @ nleigh@bhtown.utah.gov no later than November 4, 2024, by 5:00 p.m.
- C. The Brian Head Planning Commission will hold a Public Meeting at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS, 56 North Hwy 143, Brian Head, UT on November 4, 2024, at 1:00 p.m.

If you have any questions or need additional information, please do not hesitate to contact our offices during normal business hours.

Respectfully,

Brian Head Town

Bret Howser
Town Manager
 BRIAN HEAD

Enclosure

10 20
SCALE IN FEET

NOTES

GRADE SHALL SLOPE 3% IN THE FIRST 10' FROM THE FOUNDATION AND ADDRESS SHALL BE 4' MIN AND BE VISIBLE FROM THE STREET. DRAWDRAINS SHALL BE MAINTAINED ON SITE OR TAKEN TO THE STREET. MAX DRIVEWAY CURB CUT SHALL NOT EXCEED 34". TOP OF FOUNDATION TO BE 18" ABOVE GROUND OF ROAD. SETBACKS ARE FROM PROPERTY LINE, NOT BACK OF SIDEWALK. PROPERTY LINE IS THE LINE BEHIND BACK OF SIDEWALK. DO NOT DO GRAZING OR NOT PAVING A LINE SURVEY OR 100' SURVEY FOR THIS PROJECT. DO OWN ENGINEERING AND CREATE A FULL GRAZING PLAN FOR THIS PROJECT - GRAZING, FINISH FLOOR ELEVATIONS, WALL-OUT, BASEMENT GRAZING PER CONTRACTOR. CONFIRM LOCATION OF EXISTING BUILDING WITH OWNER/CONTRACTOR. CONFIRM LOCATION OF PROPOSED BUILDING(S) WITH OWNER/CONTRACTOR. OWNER/CONTRACTOR TO PROVIDE DEFENSIVE SPACE AROUND STRUCTURES PER UTAH WILDLAND URBAN INTERFACE FIRE CODE.

SECONDARY LOCATION FOR STORAGE OF EQUIPMENT IS BEHIND THE RESIDENCE. THE LOCATION WILL BE AS NEEDED AND IS COMPLETELY OUT OF VIEW IF THE PUBLIC.

PRIMARY LOCATION FOR STORAGE OF EQUIPMENT IS THE GARAGE. THE EQUIPMENT WILL HIDDEN FROM VIEW OF THE PUBLIC'S

TREE LINE

TREE LINE

SITE PLAN
BENSING RESIDENCE

GO CIVIL
ENGINEERING

500 W CEDAR CITY, UT 84720
#425 865-2532 WWW.GOCIVIL.NET

REVISIONS

GRADE SURVEYED AND PLANNED BY THE ENGINEERING FIRM OF GO CIVIL ENGINEERING. THE PUBLIC'S PROPERTY LINE IS THE PROPERTY LINE AS SURVEYED BY THE ENGINEER. THE PUBLIC'S PROPERTY LINE IS THE PROPERTY LINE AS SURVEYED BY THE ENGINEER. THE PUBLIC'S PROPERTY LINE IS THE PROPERTY LINE AS SURVEYED BY THE ENGINEER. THE PUBLIC'S PROPERTY LINE IS THE PROPERTY LINE AS SURVEYED BY THE ENGINEER.

CHECKED:
SCALE:
DATE:
SHEET:



Date 10-14-2024

Slope Side Services is a small snow management business. We are proposing to base our operations at the location of 141 E. Mountain View Drive, Brian Head, Utah 84719. This location is a residential zoning and the home of the owner, Troy Benson.

We would like to provide some key points you will be reviewing about our business and our proposed location. We obtained these key points of review from the Conditional Use Permit Process Documentation provided on your web site. We hope the information we provided provides a clear assessment for you.

Our proposed location is approximately a 1/2 acre property with a large log home and a large garage. The garage is the primary location where our snow removal equipment will be housed. We also have a secondary location to the rear of the residence as needed. Both locations are completely hidden from the view of the public, creating no impact on the homeowners around this location.

The equipment will be one small tractor and 2 attachments for removing snow.

The location of the equipment being stored will in no way impact the response of town services to the proposed location or the surrounding area.

Slope Side Services is an offsite business where we go out to service our customers. We will have no walk-up services for our customers. With no walk-up services, we will not impact the area with any traffic relating to Slope Side Services business.

Our business hours are from 5am to 5pm. These times can vary a little with storms and are manipulated by mother nature. The nature of our business is to provide access for people to their property thus preventing them from parking on the street when their property is snowed in, impacting the town in their clearing efforts. We do offer after-hours emergency services as needed so hours of operation may vary to accommodate the public in need.

Slope Side Services is dedicated to reducing our noise footprint on the community

- Our equipment is newer and very quiet when idling and operating, much like the sound of a car running.
- The primary location to store the equipment is the garage. The garage is heated, eliminating the need to idle equipment to warm the equipment up.
- The secondary location is the back of the house hidden from view, which has a power source to plug the equipment in to heat the engine. This also eliminates the need for idling equipment for warm up.

- We have an option to silence back up alarms for early morning and night operations and engage them when needed for safety concerns for our high traffic area customers.
- At our proposed business location, we have minimal neighbors that are spread out around approximately 200 feet away, we feel our noise impact will be virtually nonexistent.

Slope Side Services will not have any environmental impact on our base operation location or the area around.

- The primary storage location for the equipment is inside the garage on a concrete surface. This area is where general service on equipment will be conducted out of view of the public. The concrete surface will provide an adequate barrier to prevent any ground contamination of soil, as any spills can easily be cleaned up.
- Major service will be conducted off site at a repair facility.
- Fueling will be performed hidden from view from a portable 100-gal fuel trailer stored under a tarp in the rear of my residence.
- Slope Side Services uses newer equipment that is equipped with strict emissions for less pollution of our beautiful mountain location.

I would like to thank you for your time and consideration in this matter.

Sincerely,

Troy Benson



