

Box Elder County Planning Meeting 16 April 2015

Three months ago in this meeting we were told by the county planners, that there would be a meeting with the citizens of Bothwell to discuss the proposed changes to the RR-5 and RR-5 (modified). Despite the assurances that this meeting would be held it never occurred.

The single item, most objected to, in the proposed consolidation of the two RR-5 zones was the permitting of two-family dwellings. (code section 3-2-070-7.2). This single item was universally opposed by everyone in attendance. It was the subject most noted in letters to the Box Elder County commissioners. Despite this universal and overwhelming opposition the code section permitting Two-family dwellings remains in the zoning code. It is interesting that a two-family dwelling doesn't even require a conditional use permit while frog farming does.

I have the following questions which I hope will be answered during the board's discussion.

1. Is there a difference between a two-family dwelling and a duplex?
2. Does one side of the two-family dwelling have to be occupied by someone related to the owner of the building?
3. Is it possible two have two owners of the dwelling? How is the ownership of the five acres divided? Can the owner of the dwelling rent either or both parts of the dwelling.
4. Doesn't this in fact increase housing density within the Zone?

I would in the interest of transparency like to know who advocated the inclusion of the two-family dwelling in the zoning despite complete opposition to the provision. I would also like to hear the planning board discuss the pros and cons of permitting two family dwellings in a RR-5 zone. I hope that I don't hear that it is "progress" and "people in Bothwell shouldn't be against progress".

John D. Sagers
11516 North 9200 West
Bothwell, Utah