

**MINUTES
BOX ELDER PLANNING COMMISSION
MAY 21, 1998**

The Board of Planning Commissioners of Box Elder County met in regular session in the Commission Chamber of Box Elder County Courthouse, 01 South Main in Brigham City, Utah at 7:20 p.m. on May 21, 1998.

The following members were present constituting a quorum:

Richard Kimber	Chairman
Jon Thompson	Member
Stan Reese	Member
David Tea	Member
Denton Beecher	Surveyor
Jim Marwedel	Planner
LuAnn Adams	Recorder/Clerk

ABSENT:

Louis Douglas	Member
Royal K. Norman	Member
Deanne Halling	Member

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF APRIL 16, 1998 FOR APPROVAL. A MOTION WAS MADE BY DAVID TEA TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY STAN REESE AND UNANIMOUSLY CARRIED.

MOTION: A motion was made by Jon Thompson to move items b and d to the end of the agenda and to add McGuire Pit under Item I. The motion was seconded by David Tea and unanimously carried.

SCHEDULED DELEGATIONS

CITIZENS PLANNING SEMINAR, JULY 10-11

County Planner Jim Marwedel informed the Commissioners that a planning meeting has been scheduled for planning commissioners and elected officials July 10-11 at the Bridgerland Brigham City Branch at the Education Center 8:00-4:00. Mr. Marwedel will be contacting all the planning and elected officials from our county. Officials attending will receive breakfast and lunch for both days.

PETITION TO CHANGE THE TEXT OF THE RR-5 (MODIFIED) ZONE - LLOYD FIRTH

Lloyd Firth stated that he has a small farm in Bothwell. The farm has a house and buildings. He said approximately ten weeks ago he decided to sell his house and buildings. He found out that he cannot sell the house without selling five acres of his farm. He said many years ago a town ordinance was passed specifying five acre lots. The reason at the time was to get water. He does not want to get any more water permits or alter anything. He just wants to sell the home and garage which sits on his farm. He is requesting zone change of the modified RR-5 zone. He stated that many people in Bothwell are in the same situation as he is. They have a home in the middle of their farm which was once owned by their parents, and they now have to sell 5 acres of farm ground to get rid of the house. He would like to see ½ acre lots in the new zone.

John Sagers said there is evidence that the community did not want the ordinance for water but to protect the agriculture.

County Surveyor Denton Beecher said this ordinance was not passed when Bothwell was a town. The residents of Bothwell petitioned the County to create a zone that would help administer the needs of the area. The Directors of the Bothwell Water Company were the initiators.

County Planner Jim Marwedel stated that Mr. Firth has three options: 1. Ask for a variance, but the court of law would probably not look at this as a unique hardship 2. Rezone - which would be spot zoning 3. Make a change in the text of RR-5 Zone. (*See Attachment No. 2*) for proposed changes). Mr. Marwedel stated that this would help protect the farm land. The farm ground in Bothwell is some of the prime farm land in Box Elder County as well as the state. The ordinance would need to be written so stipulations and provisions are spelled out.

Curtis Schumann said his mother-in-law has passed away and in dividing up the estate they are left with a home and a lot with farm buildings on it. They are not able to do anything with the property because of the zoning. He said this issue needs to be addressed because almost every home in the community will eventually be in this situation.

Chairman Kimber said the Planning Commission will need to gather as much information to determine whether or not the community is recommending the County proceed. He would like to get some feelings from the community to see if this is a viable direction to go to preserve the land and still do something for the people that have a home they want to sell and still limit the density in the area. He said the role of the Planning Commission is to follow the county's zoning ordinances and to serve the people of Box Elder County. He then asked for comments from those in attendance.

John Sagers, Secretary/Treasurer of the Water Board, said since the zoning was passed in 1977, Bothwell has had a five acre minimum lot. This five acres should be held in tact and not subject to modification. He said we need to maintain the spirit. He said we need a system that people cannot manipulate to build on all little lots. He does not want to see farming right up to the doorstep so people don't have ashes and fertilizer splashing. He said people that are not agriculture oriented just

don't mix. He wants to maintain the five acres. He does see some advantages. Right now people are deeding long narrow strips of land. There is one acre along the frontage and a long narrow or L shaped lot. He likes rural environment.

Curtis Schumann proposes leaving the five acre zoning in place and adding language to the ordinance that will give the planning and zoning commission the right to grant variances on an individual basis.

Greg Marble, President of Water Board, likes the idea of being able to sell the house on one acre and maintain the five acre zone. He said there are a lot of homes in Bothwell that are or will be in the same situation as Mr. Firth's.

Curtis Schumann said the best way is to make it so the planning and zoning may grant waivers on an individual basis. He said we should not compromise the five-acre zoning. He said breaking off the house and outbuildings is not going to change the density of homes at all.

Eli Anderson said he serves on the affordable housing task force for the state. He said they are looking at impact fees for new homes. He said most people can't afford to build on five acres. Eli is concerned that some folks have had to buy acres to have another family member get five acres and the appropriate footage along the hwy. They did things that didn't make sense at all, but allowed them to build a home. He also reiterated the fact that many homes in Bothwell will fall into the same category as Mr. Firth's in the future. Mr. Anderson was also concerned that the changes as proposed would require land to be permanently prohibited from receiving any development regardless of what may happen in the future.

Chairman Kimber advised the residents of Bothwell to look into putting their property into Agriculture Protection.

Jim Marwedel said he would like to hold a public meeting in Bothwell before he writes the ordinance and get the citizens' input. Denton Beecher and Jim Marwedel could then write specific language.

MOTION: A motion was made by Jon Thompson to table the proposal until after a public meeting is held in Bothwell and specific language is obtained. The motion was seconded by David Tea and unanimously carried.

DISCUSS HEALTH DEPARTMENT RECOMMENDATIONS CONCERNING THE SITING AND REGULATION OF SHALLOW WELLS AND SEPTIC SYSTEMS

County Planner Jim Marwedel presented the current (but not enforced) County Septic System Regulations. (*See Attachment No. 3*) He stated that the health Department did not know what the existing ordinance said about septic systems and that is why they had asked for an ordinance that would provide more strict provisions than the State provisions they enforce already. Mr. Marwedel said the county ordinance is very restrictive and needs to be addressed. Jim Marwedel and Bob Wilson will discuss this ordinance to see if there is a middle ground that they can come up with.

There was a concern mentioned about the density or maximum number of septic systems that should be allowed for an area. Mr. Marwedel told the Commissioners that the County may want to address that issue by having a study done to tell us what density would be a good minimum. He said someone could make a presentation at the June 18 meeting. The Commissioners instructed him to set up that presentation.

PETITION TO CREATE AN AGRICULTURAL PROTECTION AREA (MULTIPLE OWNERS AND PROPERTIES)

County Surveyor Denton Beecher stated the Planning Commission has received an Agricultural Protection Proposal containing approximately 1,740 acres more or less of property. The proposal has approximately 37 property owners. He said 21 parcels are inside the city boundary that will have to be excluded and two parcels are too small and do not comply with contiguous lands. He recommends that when the final resolution is prepared that these parcels be excluded. A letter was prepared for Chairman Kimber's signature (*See Attachment No. 4*)

MOTION: A motion was made by Jon Thompson to recommend the approval of the proposal with the conditions stated in the letter. The motion was seconded by Stan Reese and unanimously carried.

CONSIDERATION OF THE REVOCATION OF THE "P" DISTRICT IN SECTION 23 OF TOWNSHIP 12 NORTH, RANGE 2 WEST (SLB&M) ON THE BOX ELDER-CACHE COUNTY BOUNDARY SOUTH OF BEAVER DAM AND EAST OF COLLINSTON

MOTION: A motion was made by Jon Thompson to proceed with the ordinance for zoning in the Beaver Dam/Collinston area and to vacate the "P" zone because the property owner has been notified and has not responded within two years. The motion was seconded by Stan Reese and unanimously carried.

RECOMMENDING GENERAL PLAN FOR ADOPTION

Chairman Kimber and the Planning Commission Members reviewed comments they had received by Lynn Gould, Blaine Eddy and Marlin Jorgensen. (*See Attachment No. 5*) The Commission did not feel that these comments were specific enough to the general plan. They felt there was not enough substance for the Commission to not proceed with the recommendation to the County Commission.

MOTION: A motion was made by Jon Thompson to recommend to the County Commission that they adopt the general plan as amended. The motion was seconded by Stan Reese and unanimously carried. (*See Attachment No. 6*)

Chairman Kimber thanked the Planning Commission Members for all their help and work on the general plan. Chairman Kimber thought the public hearing went very well. He said it is a step in the

right direction, and this is a viable document; something that the county will be using and changing for years.

MINOR SUBDIVISIONS

DENNIS CHRISTENSEN MINOR SUBDIVISION

County Surveyor Denton Beecher told the Commissioners that Mr. Christensen is requesting approval for a three-lot subdivision located on the Iowa String 2 ½ miles south of the county fairgrounds. Mr. Christensen has received health department approval for a septic tank and water from West Corinne.

MOTION: A motion was made by David Tea to approve the Dennis E. Christensen Minor Subdivision and allow Chairman Kimber to sign the plat. The motion was seconded by Jon Thompson and unanimously carried.

ANDERSON/MARSHALL MINOR SUBDIVISION

County Surveyor Denton Beecher stated that the Anderson/Marshall Minor Subdivision is located on 6100 West and 7600 North. They are requesting a two-lot minor subdivision with a private road that would access the two properties. The water would be individual wells and Health Department approval is needed.

MOTION: A motion was made by Stan Reese to approve the Anderson/Marshall Minor Subdivision and allow Chairman Kimber to sign with the condition that they maintain the right-of-way and they receive water and Health Department approval. The motion was seconded by Jon Thompson and unanimously carried.

WAYNE LAMB MINOR SUBDIVISION

County Surveyor Denton Beecher stated that this minor subdivision is located on 15200 North, just west of 3200 West. It is a one-lot subdivision. They have a sewer permit and they have started building.

MOTION: A motion was made by Jon Thompson to approve the Wayne/Lamb single lot Minor Subdivision and authorize Chairman Kimber to sign the plat. The motion was seconded by Stan Reese and unanimously carried.

FORSBERG MINOR SUBDIVISION

County Surveyor Denton Beecher stated that the Forsberg Minor Subdivision is located in the Riverside Plat. Mr. Beecher stated that they previously came to the county to vacate the alley which was done and an ordinance was prepared. They are asking for approval of a three lot minor

subdivision. There is no zoning in the area, and each building permit must have septic tank and water system approval.

MOTION: A motion was made by Stan Reese to approve the Forsberg Minor Subdivision on the condition of septic system and water connections approval and allow Chairman Kimber to sign the plat. The motion was seconded by Jon Thompson and unanimously carried.

ELLEN P HUNSAKER MINOR SUBDIVISION

County Surveyor Denton Beecher stated that the Ellen P Hunsaker Minor Subdivision is located on 3400 West and 11455 North. The subdivision is a two-lot minor subdivision. They have Health Department approval.

MOTION: A motion was made by Jon Thompson to approve the Ellen P. Hunsaker Minor Subdivision conditionally upon proof of water permit and authorize Chairman Kimber to sign. The motion was seconded by Stan Reese and unanimously carried.

HARDY MINOR SUBDIVISION

County Surveyor Denton Beecher stated that the Hardy Minor Subdivision is a one-lot subdivision located at 2625 North 2400 West.

MOTION: A motion was made by Jon Thompson to approve the Hardy Minor Subdivision conditionally on a viable water connection, Health Department approval and authorize Chairman Kimber to sign the plat when the conditions are met. The motion was seconded by David Tea and unanimously carried.

BRENT HUBBARD MINOR SUBDIVISION

County Surveyor Denton Beecher explained that this is a one-lot subdivision located at 2205 North 6800 West. They have West Corinne Water approval and approval by the Health Department.

MOTION: A motion was made by David Tea to approve the Brent Hubbard Minor Subdivision and authorize Chairman Kimber to sign the plat. The motion was seconded by Stan Reese and unanimously carried.

BURNETT MINOR SUBDIVISION

County Surveyor Denton Beecher explained that this is a two-lot minor subdivision located in the Riverside Plat. They have not received approval from the health Department.

MOTION: A motion was made by Stan Reese to accept the Burnett Minor Subdivision on the conditions that they receive Health Department approval and have water hookups, and authorize Chairman Kimber to sign the plat. The motion was seconded by Jon Thompson and unanimously carried.

SKEETER FLATS MINOR SUBDIVISION

County Surveyor Denton Beecher stated that Skeeter Flats Minor Subdivision is a one-lot subdivision located at 2222 North 6800 West. They have received Health Department and West Corinne Water approval.

MOTION: A motion was made by Jon Thompson to approve the Skeeter Flat Minor Subdivision and authorize Chairman Kimber to sign the plat. The motion was seconded by David Tea and unanimously carried.

BARRIENTEZ SUBDIVISION

County Surveyor Denton Beecher stated that the Planning Commission previously approved a nine-lot minor subdivision. They are now wanting to approve two more lots which will create a major subdivision. Mr. Beecher asked for the Planning Commission's concept plan approval. This request is located on 6000 West and is a part of Capener Minor Subdivision.

MOTION: A motion was made by Jon Thompson to approve the concept plan for the Barrientez Subdivision. The motion was seconded by Stan Reese and unanimously carried.

STAKER PAVING REQUEST

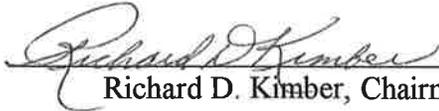
County Surveyor Denton Beecher explained that he has received a letter from Sterling Stoddard of Staker Construction Company. The letter explained that UDOT has placed further restrictions on the paving of I-15 from Hot Springs to 12th Street in Ogden. Last November the Planning Commission gave Temporary Conditional Use Permit approval for Staker Construction to have a hot mix batch plant running from 6:00 p.m.-6:00 a.m. They are now requesting that they have permission to operate the plant 24 hours a day on the temporary permit. This will shorten their completion date by three weeks.

MOTION: A motion was made by Jon Thompson to recommend to the County Commission that they approve the 24-hour plant operation on the temporary conditional use permit. The motion was seconded by Stan Reese and unanimously carried.

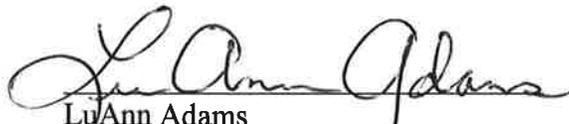
ADJOURNMENT

A motion was made by Stan Reese to adjourn. The motion was seconded by Jon Thompson, and the meeting adjourned at 10:00 p.m.

Passed and adopted in regular session this 18 day of June, 1998


Richard D. Kimber, Chairman

ATTEST:


LyAnn Adams
Recorder/Clerk



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 scheduled for May 21, 1998 at 7:00 P.M.
2. Notice given to the newspaper this 20 Day of May
3. Approval of the minutes of April 16, 1998
4. Scheduled Delegations:
 - A. Citizens Planning Seminar, July 10-11.
 - B. Consideration of the revocation of the "P" district in section 23 of Township 12 North, Range 2 West (SLB&M) on the Box Elder-Cache County Boundary South of Beaver Dam and East of Collinston.
 - C. Recommending General Plan for adoption.
 - D. Minor Subdivisions(s).
 - E. Discuss Health Department recommendations concerning the siting and regulation of shallow wells and septic systems.
 - F. Petition to create an Agricultural Protection Area (multiple owners and properties.)
 - G. Petition to change the text of the RR-5 (MODIFIED) zone from Lloyd Firth.
 - H. Discuss priorities for implementing the General Plan.
 - I.
 - J.
5. Old Business:
 - A.
 - B.

Petition to change the text of the RR-5 (MODIFIED) zone

Lloyd Firth, a resident of Tremonton who owns land in Bothwell, has requested to make a change in the text of RR-5 zone. These are the changes he proposes:

- Box Elder County Land Use and Development Code Section 19.1.4.3 (identifying one of the purposes of a RR-5 MODIFIED zone) be changed from “Minimum Lot Size: 5 acres” to “Residential Density to be a minimum of 1 residential unit per 5 acres”.
- Section 19.5 be changed from “The minimum lot area for any main use is 5 acres” to “The minimum lot area for any permitted main use shall be 5 acres except for single family dwellings. Lots of less than 5 acres can be created for single family dwellings provided that any new subdivision of land can not result in an average density of more than one residential unit for each 5 acres of land. The party requesting subdivision will guarantee this provision by recording with the deeds of the subsequently created lots a restriction limiting further development such that an overall density of 1 residential unit per every 5 acres will be maintained for the area being subdivided. These restrictions will also be mapped and filed with the County Planning Department.”

Current (but not enforced) County Septic System Regulations

- May only be approved if more than ½ mile from existing sanitary sewer system
- Minimum depth from ground surface to bedrock: 8'
(Currently enforcing state standard of: 4')
- Minimum depth from ground surface to groundwater surface: 6'
(Currently enforcing state standard of: 3')
NOTE: Groundwater surface based on annual high water level
- Soil absorption sewerage disposal site must be at least:
 - 1500 feet from any shallow well
 - 100 feet from any stream or water course
 - 200 feet from any major live stream
 - 10 feet from any dwelling or property line
- Land rated as having severe limitations for septic tank absorption fields (as defined by soil survey) shall not be divided into building sites to be serviced by soil absorption sewage disposal systems unless each building site has a soil inclusion of at least 20,000 square feet which soil is suitable for such systems

COUNTY COMMISSIONERS
R. LEE ALLEN
JAY HARDY
ROYAL K. NORMAN



OFFICERS
CARLA, J. SECKIST, COUNTY AUDITOR
LUANN ADAMS, COUNTY RECORDER-CLERK
LEON JENSEN, COUNTY SHERIFF
JON J. BUNDERSON, COUNTY ATTORNEY
MONTE R. MUNNS, COUNTY ASSESSOR-TREASURER
DENTON BEECHER, COUNTY SURVEYOR
KEVIN R. CHRISTENSEN, COUNTY JUDGE

Box Elder County Commission
Chairman Royal Norman

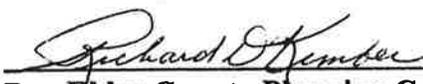
Dear Sir:

After a review by the Box Elder County Planning Commission we do hereby find that the following conditions exist as per 17-41-305 Utah Code; for East Tremonton Area Proposal:

1. All lands that are a part of this petition are currently being used for agriculture production. There were several parcels requested that were within the City limits of Tremonton and Garland. These will need to be withdrawn from the final boundary. There were also some parcels that did not meet the area requirement and will also need to be withdrawn.
2. As presently submitted none of these parcels are within a zoned area of Box Elder County.
3. As best we can determine the land is viable for agriculture production or grazing of livestock. Most of the lands are under irrigation procedures.
4. The extent and nature of existing farm improvements will continue to be for agricultural uses except where residences and barns are located.
5. The anticipated trends in agriculture and technological conditions are to continue with grazing purposes for the future.

Therefore, as a Planning Commission, we hereby feel that as this property is owned by several owners and meets the requirements set forth in Section 17-41-301 Part 3, of the Utah Code, we hereby recommend to the County Commission that they proceed with the process to create an agriculture protection area for the property as shown on the attached drawing and ownership plats.

Dated this 21ST day of May 1998



Box Elder County Planning Commission
by Richard Kimber Chairman

Lynn GOULD
5835 S. 3200 W.
ROY, UTAH

To Whom It May Concern,

I HAVE BEEN USING THE ROADS IN THE WESTERN PART OF THE COUNTY SINCE 1963. I HAVE TAKEN MY CHILDREN THERE AS SOON AS THEY WERE ABLE TO ENJOY ALL THE THINGS FOUND THERE.

NOW SOMEONE WANTS TO TAKE THIS AWAY BY TAKING MY ACCESS, TO STATE'S FEDERAL GROUNDS. I FEEL THIS IS OR SHOULD BE TOTALLY ILLEGAL. WE SENT OVER 200 SEPERATE NEGATIVE RESPONSES THAT WERE NEVER HEARD OR SEEN.

I DO NOT AGREE WITH THE ACCESS PLAN. AND PLEASE DON'T SAY IT IS BECAUSE I DAMAGE THE ENVIRONMENT. I HAVEN'T SPRAYED THE SAGE OR LET MY CATTLE TURN THE MOUNTAIN ABOVE PARK VALLEY NEARLY TO A DESERT.

LUANN ADAMS
BOX ELDER COUNTY RECORDER-CLERK
01 SOUTH MAIN
BRIGHAM CITY, UT 84302-2598

Lynn Gould
05-19-98

MAY 20 1998

31 Box Elder Planning Commission

MAY 19 - 95

LUANN ADAMS
BOX ELDER COUNTY RECORDER-CLERK
01 SOUTH MAIN
BRIGHAM CITY, UT 84302-2599

MAY 20 1995

DEAR COMMISSION

(I apologize that this letter is not type written.)

DUE TO TIME I WAS UNABLE TO DO SO.

Thankyou for your time. I attended your planning meeting on Tuesday night May 19 at 7:00 PM. For some odd reason I did not address the commission. I will not make that mistake again! I am an out of county resident and have been following the Box Elder county access management teams plan very closely!

And I am very much opposed to the plan, as a whole, it is extremely flawed. I am aware that there were over 200 comment forms filled out by the public and sent in to the team, I also believe that the overwhelming majority of the public comments were for totally abandoning the access management teams plan. I feel that these public comment forms should be thoroughly reviewed by the planning commission.

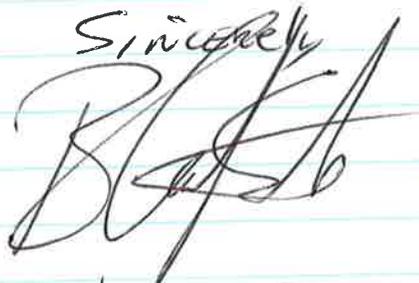
In the Access Management teams provisions, it claims to provide NEEDED access by the public, just who is it who defines which is needed or not? This is only one of the many complaints I have heard from other individuals opposed to this plan.

By not standing up and voicing my concerns
at your meeting Tuesday nite. I feel I may
have missed a golden opportunity to pin
MR MASON down on what I feel is nothing
more than a special interest / AND GRAB.
perpetrated on the general public by
JERRY MASON.

IF? your board would be willing to
sit down with myself AND A supporter
of mine on this matter. We would very
much like to prove to you. why our
position is so strongly opposed to MR-
MASON'S PLAN. after doing so we would
surely hope that you would not adopt
it or at the vcey least, table it! for
further review by the public.

Thankyou Very Much

Sincerely



BLAINE EDDY
485 FERN DR.
CLFD UT. 84015.

FROM:

MARLIN JORGENSEN

1421 S. 1250 E.

CLEARFIELD, UTAH

84015

001-825-9189

TO: Jim MARWEDL

COMMENTS:

B.E. COUNTY GEN DEAN:

Hearing 19 May 98

MAY 20 1998

LUANN ADAMS
BOX ELDER COUNTY RECORDER-CLERK
01 SOUTH MAIN
BRIGHAM CITY, UT 84302-2599

19 MAY 98.

BOX ELDER COUNTY PLANNING COMMISSION:

I attended B.E. PLANNING COMMISSION PUBLIC HEARING ON 19 MAY 98. COURTHOUSE.

PUBLIC LANDS: & PUBLIC LANDS ACCESS:

THIS PLAN IS FLAWED AND NO WAY SHOULD BE ADOPTED! I HAVE BEEN INVOLVED IN ALL THE PUBLIC MEETINGS ON PUBLIC LAND ACCESS. THE PUBLIC TURNED IN 220 COMMENT FORMS TO WEST BOX ELDER ACCESS MANAGEMENT TEAM. ABOUT 197 WERE AGAINST ADOPTION OF THIS PART OF PLAN AND ALL FEARED LOSING ACCESS AND USE TO ALL OUR PUBLIC LANDS. THEY WERE AGAINST ABANDONMENT OF EASEMENTS, RIGHTAWAYS THAT THE PUBLIC NOW ENJOYS. I SUGGEST YOUR PLANNING COMMISSION REVIEWS ALL 220 OF THESE FORMS BEFORE YOU MAKE YOUR DECISION TO ADOPT THIS PUBLIC LANDS PLAN. (See Jerry MASON if necessary)

FOLKS WHO HAVE CAMPED ON PUBLIC LANDS FOR DEER HUNTING FOR GENERATIONS AT THE SAME FAMILY CAMP-SITE WILL NO LONGER BE ABLE TO ACCESS THESE SAME PLACES IF THIS PLAN IS ADOPTED. IS IRONIC THAT DEER SEASON ENDS ON TUE: OCT 27 AND THE FOLLOWING TUE: 3 NOV. 98 IS ELECTION DAY. IF THIS PLAN IS ADOPTED THERE WILL BE

SEVERAL UNHAPPY FOLKS at the Voting Booth.
Come NOV. 3!

THIS PLAN TAKES AWAY 1000'S of miles of roads
by vacating from the public AND the only ones
that will be allocated to use is private land
owners. THIS IS WRONG! NOT ACCEPTABLE!

BE. COUNTY ACCEPTS WELL OVER \$1 MILLION.

A YEAR FROM Fed. AGENCIES - (BLM) (F.S.) ETC.
for federal public lands that are not on
your property TAX ROLLS. THIS MONEY IS GENERATED
FROM ALL TAXPAYERS IN UTAH. PLEASE DO NOT
INFRINGE MY RIGHTS TO MY BELONGED PUBLIC
LANDS.

MY FAMILY AND FRIENDS USE THE WESTERN
PART OF YOUR COUNTY TO CAMP, HUNT, FISH, TRAP,
Hike & Picnic & Family bond YEAR ROUND.

YOU DO NOT NEED ANY MORE RULES, LAWS,
REGULATIONS, GOVT. IN OUR FACE AT THIS TIME.

ALL YOU WOULD HAVE TO DO IS ENFORCE THE
LAWS ALREADY ON THE BOOKS. THERE ARE RULES
ON - EVERYTHING FROM LITTERING, TO SHOOTING
SIGNS & EQUIP, DAMAGING CORRALS - FENCES, TRESPASS
Just ENFORCE EXISTING LAWS - ^{HARASSING WILDLIFE & LIVESTOCK} - DON'T MAKE MORE.

THIS PLAN IS NOTHING BUT A LAND THEFT FROM
THE PUBLIC, TURNING IT OVER TO SPECIAL INTEREST!

Jerry mason, promised to answer each and every written comment with a letter. He did not. I know two people who never received responses. I asked for several roads in the R-I AREAS. (I never got one road) he never explained to me why as he promised he would do. These roads I use to harvest FUR (coyote) in the winter. They are 100% on BLM lands, and not near any private lands? I have been denied access to my public lands with out just cause - and this may cause me a loss of income this fall.

This whole public land & access plan reeks of special interest, ranchers, farmers, landowners, miners. Will still be allowed full year round access to public lands. only the public is being restricted in every case, all loses no gains.

Who decides what is needed access to public lands. If it is public land ALL access is needed. Also I believe that the area closures for wildlife purposes are a sham. Where is the hard study data. When were these scientific studies completed, what were the results, how long in years were these studies run, mortality rates etc. How many livestock were in study area per. acre ?? etc etc

Access 3.7.1
elake
road
needed!

I URGE the Planning Board to review the 200 comments sent in to west B.E. ACCESS management team ASAP then MAKE YOUR decision. (many of these forms were recorded in by your county clerk).
THANKS -

(157)

Recommendations:

1. Replace Chair Person and Assistant Chair Person on WBECA MT. you will never get the Public A Fair Plan with these people in charge.
2. The WBECA MT did not have adequate reps: TRAPPERS, Coyote callers, TOURISM FOLKS ETC.
3. Re-write ACCESS and Public Lands sections with new people: Someone who understands the love your residents have for their public lands.

Problems: (ACCESS.) SECTION:

(ACCESS) page 1 - line 10: How can you set aside the issue of land ownership? Public land is public land!

Page 2 line 4-16: All public access to public land is appropriate.

Page 2 - line 19 #17: the way to manage access to public land is to not restrict it in any way.

Page 2 - line (23 & 25) Leave access as is, you don't need any enforcement, (you may if you restrict it.)

Page 3. line 7 #1 - delete word needed from sentence.

8 #2 " " " " " " " " " "

14 #1 - change to: does not provide any access.

14 #4 - this statement proves intent of plan.

Public Lands: SECTION

Page 10 - #14 - in county wildlife groups - make that state wildlife groups - wildlife belongs to all people in state.

Page 10 - 7, 8, 9, 10, the WBECA MT has marked area closures on their map - how come these were not sent to DWR - RAC before approval and action from RAC, ? public input at RAC meeting?? more rules jammed down our throat.

Public Lands:

Page 11 line 2, 3, 4: this is not what all or the majority of folks desire, to sell Fed land is illegal, is this the way your county position actually is.

Page 11 line 12, 13. we hope this never happens.
11 " 38- "disposal"- what is wrong with public.

Page 12 line 6- (Good-) why is the WBECAMT PLAN trying to DECREASE rather than INCREASE recreational activities??

Summary:

The WBECAMT has proposed ORDINANCES and fines for folks out with there families picnicing egg rolling, etc. If you are on your public land at the wrong time of year, entered by wrong direction, or they don't like your type vehicle, you could be fined the same PENALTY AS A D.A.I. we have been told by WBECAMT MEMBERS. "UNBELIEVABLE" PLEASE ALLOW US to do the things we have HISTORICALLY been allowed, with out fear of ARREST.

REJECT this PART of the General Plan.

THANKS.

Mark Joseph
19 May 1998

**Box Elder County General Plan
Planning Commission Revisions
May 20, 1998**

General Plan, page 8, new lines 6 & 7, added the following:

The Council's plan is to manage visitation commensurate with resources to preserve and protect sites and the environment for future generations.

Land Use, Page 2, lines 9-13, amended as follows:

Citizen Advisory Committees - Land Use Issues

It has been proposed that ad hoc citizen advisory committees be organized to assist the Planning Commission in the above task. Specific issues to be further discussed by the Planning Commission and these committees include: agricultural land protection, open space preservation and wetland conservation.

Land Use, Pages 8 and 9, the following was added to the cultural/historical element:

...roles in the early development of area and the state of Utah. Box Elder County became nationally significant when the transcontinental railroad was completed at Promontory Summit on May 10, 1869. This monumental achievement brought tremendous changes for the entire nation and is recognized today at the Golden Spike Historic Site. All lands within the site are listed on the National Register of Historic Places. Today these areas the Golden Spike National Historic Site and many other significant cultural and historic sites within the area continue to contribute to the County's charm and character.

Proposed implementation strategies include working with federal and state agencies to:

- identify and surveying all historical and cultural properties resources within the County,
- developing explore alternative historical/cultural site and easement acquisition strategies.
- develop and coordinate a collaborative process of regular consultation with the State Historic Preservation Office, and
- support and coordinate with the preservation planning efforts of other entities.

The County has specifically identified maintaining the "fruitway" as a historical agricultural corridor. ~~Efforts will be made to integrate existing agricultural structures, such as barns and silos, in future development proposals.~~

Land Use, Page 9, vegetation subsection, added the following:

The County will continue to support efforts of the Box Elder County Weed Department to control noxious weeds throughout the County.

Housing, Page 2, lines 24 and 25, amended as follows:

- Increase the range of housing options in the County in order to facilitate an aging a maturing society and changing economy.

Human/Community Services, Page 11, lines 31-37, amended as follows:

Goal: Increase youth literacy levels throughout the County. ~~by establishing a county-wide youth literacy program.~~

Implementation Strategies:

1. ~~Appoint a County Literacy Director (part time — paid through the county, cities and school district) to coordinate youth literacy programs throughout the county and to be responsible to secure funding for these programs.~~
Support Box Elder School District youth literacy programs throughout the County.

Human/Community Services, Page 12, line 41, added the following:

4. Support community/neighborhood service projects and activities organized to assist the County's senior population.

Economic Development Section, Page 3, lines 21-26, amended as follows:

Substituted "current" employers for "large" employers.

Tourism, Page 1, new lines 6-7, added the following:

The Council's plan is to manage visitation commensurate with resources to preserve and protect sites and the environment for future generations.

Tourism, Page 2, new lines 29 + , added the following:

Objective: Continue County support of the Golden Spike National Historic Site planning activities.

The Golden Spike National Historic Site was established in 1965 to commemorate the completion of the transcontinental railroad and its tremendous historical impacts on our nation. Dedicated to commemorating this historic work, the Golden Spike Historic Site preserves and interprets historic resources and values for the enjoyment, education and inspiration of this and future generations.

Statements of purpose for Golden Spike National Historic Site are:

- To commemorate the completion of the first transcontinental railroad across the United States as a public national memorial.
- To preserve the resources, historic sites and knowledge for public use, enjoyment, education, inspiration, appreciation and benefit.
- To provide and maintain markers, buildings, facilities and other improvements for the care and accommodation of visitors.

Water/Waste Water, Page 1, lines 7-9, amended as follows:

It is also important for the County to coordinate water resource management efforts with Wyoming and Idaho through agencies such as the Bear River Commission.

Water/Waste Water, Page 2, line 37, added the following:

Bear River Commission added to list of cooperating agencies.

Water/Waste Water, Page 3, new lines 24 and 25, added the following:

Box Elder County has adopted a source protection ordinance and will continue to enforce this policy.

Water/Waste Water, Page 5, lines 1-19, amended to read as follows:

Similar to other counties along the extended Wasatch Front, Box Elder County is beginning to experience tremendous growth pressure. As this development continues, existing infrastructure may not be adequate. This is a particular concern with respect to wastewater management.

Currently, several of the larger communities have wastewater systems designed to meet their specific needs and levels of anticipated growth. On the other hand, the majority of homes in the unincorporated areas of the County operate on individual septic tanks and drain fields. It is the County's position that individual wastewater disposal systems are appropriate to use in areas of low density development, where common systems are not feasible, as long as site conditions are suitable and the anticipated contaminant load is not a concern to the underlying aquifer.

In an effort to assess the cumulative effects of septic systems on ground water resources, Box Elder County, in cooperation with the Utah Association of Conservation Districts and the Division of Water Quality, will utilize soil-type mapping information to identify areas suitable for septic system supported-development and assess the numbers or densities of septic systems that may be accommodated within these areas. Once this study is complete, the County will discourage development in areas with marginal soils (in terms of septic tank suitability) unless an appropriate alternative system can be designed.

Transportation, Page 4, new lines 9-10, added the following:

The County supports efforts to improve bus service throughout the area and the development of commuter rail along the Wasatch Front.

Public Lands, Page 1, line 7, added the following to the public land ownership tallies:

National Park Service, NPS, (.05%)

Public Lands, Page 1, line 31, add the following to the list of public lands planning activities in which the County wishes to be involved:

- mineral resource filings and extraction plans

Public Lands, Page 1, line 39, added the following:

National Historic Preservation Act (NHPA)

Public Lands, Page 2, new line 16, added the following:

- supporting the preservation of cultural and historical sites located on public lands...

Public Lands, Page 4, added the following to the Public Lands Committee ex-officio member list:

National Parks Service

Utah Geological Service

Department of Defense

Utah Division of Parks and Recreation

Public Lands, Page 6, lines 9-11, amended as follows:

...the County defines "sustained yield" as the management of resources in a manner that will support a consistent level of use on a ~~year-to-year~~ or season-to-season and long-term basis.

Public Lands, Page 9, line 23, amended as follows:

...allocate forage increases ~~evenly~~ equitably between wildlife *and* livestock interests.

Public Lands, Page 9, line 37, amended as follows:

...come as a result of decreases in livestock numbers and/or grazing allotments without County Commission coordination.

Public Lands, Page 10, new lines 27 and 28, added the following:

The County will continue to support efforts of the Box Elder County Weed Department to control noxious weeds throughout the County.

Public Lands, Page 11, line 5, amended as follows:

substitute "transfer" of areas for "privatization" of areas...

Public Lands, Page 12, line 6, amended as follows:

The County supports increased sustainable recreational activity....

Public Lands Access, Page 1, new lines 27-28, added the following:

Once adopted, the Western Box Elder County Access Plan will be reviewed and updated on an annual basis.

Public Lands Access, Page 2, lines 16-17, amended as follows:

To provide access to public, trust, and sovereign lands for approved resource ~~extraction~~ exploration and development.

***Appendix E, Page 3, added the following:**

National Parks Service

The National Park Service is responsible for the management of the Golden Spike National Historic Site. This Historic Site is managed under a General Management Plan that was approved in 1978. Under this umbrella planning document, more specific management actions are guided by a five-year Strategic Plan that was developed in 1997. Also in 1997, the Historic Site approved a Comprehensive Interpretive Plan. The Site's Cultural Resource Management Plan is scheduled for revision in 1998. As required by the National Environmental Policy Act (NEPA) and agency policy, the public will be notified and public input will be solicited for any proposed changes to these planning documents or other significant actions. Also, the Historic Site is required by the National Historic Preservation Act (NHPA) to regularly consult with the State Historic Preservation Office (SHPO).

Appendix F, County Profile, amended to include the following:

GOPB information on County housing.