
**MINUTES
BOX ELDER PLANNING COMMISSION
JUNE 18, 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 7:00 p.m. on June 18, 1998.

The following members were present constituting a quorum

Richard Kimber	Chairman
Jon Thompson	Member
Royal K. Norman	Commissioner
David Tea	Member
Louis Douglas	Member
Deanne Halling	Member
Jim Marwedel	Planner
Denton Beecher	County Surveyor

ABSENT:

Stan Reese	Member
Stan Reese	Member
LuAnn Adams	Recorder/Clerk

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF MAY 21, 1998 FOR APPROVAL. A MOTION WAS MADE BY DAVID TEA TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY DEANNE HALLING AND UNANIMOUSLY CARRIED.

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF THE MAY 19, 1998 PUBLIC HEARING FOR APPROVAL. A MOTION WAS MADE BY DAVID TEA TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY LOUIS DOUGLAS AND UNANIMOUSLY CARRIED.

The commissioners talked about the term "Compensate" in the last meeting – The commissioners agreed to change the term to compromise.

SHALLOW WELL AND SEPTIC ORDINANCE (ATTACHMENT NO. 2)

County Planner Jim Marwedel approached the Planning Commission and explained that he had met with other staff as authorized by the Planning Commission last fall to update the County's regulations on shallow wells and septic systems. The staff that discussed the matter consisted of the building inspectors, the County Surveyor, the County Planner, and Bob Wilson and Randy Wilde from the

Bear River Health Department. Together they came up with recommendations for changes to the current ordinance. Mr. Marwedel subsequently typed them into a form that could be inserted into the Land Use and Development Code in place of the current regulations. Mr. Marwedel presented the proposed new language and code (attached).

Concerns of what classify shallow wells were answered by ascertaining what is not a shallow well; basically anything that does not have 30 feet of clay above it.

Royal Norman brought up a concern about protecting groundwater and making septic tanks work properly in Corinne. Also, he voiced a concern about correcting the problem before someone else buys a home.

Bob Wilson also mentioned that a number of new areas could be contaminated, and the Health Department could do tests for deep wells. Mr. Wilson added that the test must be done by a certified lab. Further, the commission would like to see more people hooking up to water companies rather than drilling their own wells. The commission also agreed to add the following section as

7.7.12.20.2.3: "Determination of whether well water meets the standards mentioned above must be done through tests conducted by a certified lab in accordance with procedures established by the Health Department. All costs of testing must be covered by the developer."

The commission voiced a concern about 6" lines for fire hydrants. This was for developers to pay some of the costs to hook up hydrants. Also, there was a concern for water companies willing to supply.

The commission changed "adequate capacity" to "and the water company is willing to provide water" in section 7.7.12.20.1.

Bob Wilson stated that the responsibility goes to the homeowner to use a reverse osmosis unit/retention unit. They must have one, but it is their choice to use it.

The commission agreed for the need to get something in place soon, especially because of the current growth rate.

A MOTION WAS MADE BY JON THOMPSON TO RECOMMEND THAT THE COUNTY COMMISSION ADOPT THE PROPOSED SANITARY SEWAGE DISPOSAL AND CULINARY WATER REQUIREMENTS WITH THE CHANGES UNDERLINED IN THE ATTACHMENT TO BE PART OF THE SUBDIVISION REQUIREMENTS INCORPORATED IN THE BOX ELDER COUNTY LAND USE AND DEVELOPMENT CODE. THE MOTION WAS SECONDED BY DAVID TEA AND UNANIMOUSLY CARRIED.

PETITION TO CHANGE THE RR-5 (MODIFIED) ZONING DISTRICT

County Planner Mr. Marwedel reminded the Planning Commission that at the last meeting they had

authorized him to meet with residents of the Bothwell area (which is zoned RR-5 modified) to discuss additional provisions to ensure the rural character of the area while allowing for the creation of lots of less than 5 acres. Mr. Marwedel said that he met with some residents on June 9. They discussed several provisions that he had found from other counties. The group deliberated the possible provisions and came up with what they thought would work well. Mr. Marwedel said that he then compiled the provisions into a typed form that could be inserted into the Land Use and Development Code in place of the current regulations for the RR-5 (modified) zoning district. Mr. Marwedel presented the proposed new language and code (attached).

The general manager of the Bear River Water Conservancy District was concerned how it would affect their wells in the Bothwell area. Denton Beecher explained that this would not affect current regulations, and in the end actually provide more protection to their wells.

The commission voiced a concern of how many homes would one be able to cluster if they were to cluster in the area.

The commission voiced a concern to change the wording to 10 feet from each bank of a ditch in section 19.2.3 from "15 feet of center".

Changed wording to "from the edge of the right-of-way" instead of "from the street". 19.3.1.1

Changed wording to "nature" from the word "area" in 19.5

A MOTION WAS MADE BY JON THOMPSON TO RECOMMEND THAT THE COUNTY COMMISSION HOLD A PUBLIC HEARING REGARDING AND ADOPT THE PROPOSED AMENDMENTS TO THE RR-5 (MODIFIED)ZONE WITH CHANGES UNDERLINED IN THE ATTACHMENT TO BE SENT TO THE COUNTY COMMISSIONERS FOR A PUBLIC HEARING, TO BE PART OF THE BOX ELDER COUNTY LAND USE AND DEVELOPMENT CODE. THE MOTION WAS SECONDED BY LOUIS DOUGLAS AND UNANIMOUSLY CARRIED.

PRESENTATION ON SEPTIC SYSTEM DENSITIES AND SUBSEQUENT GROUNDWATER CONTAMINATION – BILL LUCE –

Bill Luce made a presentation on septic system densities and subsequent groundwater contamination.

Introduction

Bill Luce asked how many septic tanks there should be in the county in relation to wells. Wasatch County has a minimum of 5 acres per septic system. Washington County also has a similar study, which will be the focal point of Mr. Luce's presentation. On a side note, Bill Damary, who coordinates these studies for the State of Utah, will be present to oversee the accuracy of Bill Luce's presentation.

Presentation on Washington County

St. George is of varied geology. Much of the area has sewers, but to the north not much is developed. All culinary wells are located at the base of the Navajo sandstone. Mr. Luce asked what effect does it have? He explained that it affects other areas, such as those toward Virgin and Winchester Hills areas that are upstream from culinary wells.

A typical septic system has a tank that leads to an absorbing field. If septic systems are working properly, they can be effective. However, septic systems are not perfect, not 100%. In order to determine if the septic systems are working properly, one first needs to know how ground water absorbs. Thus, Mr. Luce's company attempted to get a view of what the water in the ground looked like. Maps showed how the ground water moves in Washington County and the interrelationships of the area.

Mr. Luce's primary concern was trying to protect wells (in the Navajo sandstone). In order to protect them, he tried to determine how much protection was needed and classified the existing wells by looking at the county and state regulations. The county can determine at what level to protect its groundwater, as long as that decision complies with the state's regulation. Next, Mr. Luce looked at indicators that would help track any problems (such as nitrates). Excessive nitrates could cause death in infants, so this is something to keep low. He then produced a map of areas that showed remaining properties to be developed. He then tried to determine how many septic systems there would be if Washington County continued to develop at the current rate.

He explained how septic systems work to remove ammonia and pull out bacteria and as a negative effect provides nitrates, developed criteria to classify septic systems. He then ranked each area from best to worst by its effect of hurting groundwater. Each community was allocated a percentage of the pollution (septic, precipitation, and irrigation nitrates). This created a lot size classification, or a tool to decide lot size based on nitrates. Mr. Luce grouped the areas again and provided each with acres per septic system. As a side note, groundwater may take up to 100 years to flow, which means any problem now doesn't mean that there isn't a problem. Prevention for the future is the key step for today.

Bill Damary stated that several commissions are questioning issues such as this. Six-plus counties are currently doing septic testing. More people (doing it later) means that it is more expensive and takes longer to do. Thus, if Box Elder County is interested in doing a study while its population is small, the state has money to help with performing one of these studies. Washington County is now scrambling trying to cope with its growth, and once development and industry come in it is too late. The EPA is willing to provide 60/40 split. The deadline is in August or September, with \$20-30,000 available.

Richard Kimber stated that he would like to see something like this implemented.

GENERAL PLAN IMPLEMENTATION

Jim Marwedel discussed the following possibilities of general plan implementation with the Planning Commission.

1. Septic Density Study
2. **Fruitway growth management.** Collaborative effort between Perry, Willard and Box
3. Elder County where one or more of the following could be addressed:
 - Present different growth management techniques such as zoning and transfer of development rights. Also present what could happen along the fruitway utilizing different techniques and what could happen if nothing is done
 - Survey citizen attitudes about what strategy or strategies to adopt, including attitudes toward design, growth and methods of control
 - Help decision-makers decide what strategy or strategies to adopt
 - Find out how much and what areas are truly developable
 - Formulate ordinances and development guidelines to adequately control development on hillsides, other areas subject to risk of erosion, wetlands, and other sensitive environmental areas
 - Formulate aesthetic guidelines to ensure development is in keeping with community character and preferences
3. Housing Plan Including Surveying Employees of Large Employers in the County
4. Addressing Gravel Pits
5. Transportation Plan
6. Mobile Home Regulations
7. Subdivision and Zoning Ordinance Update

Richard Kimber stated 1, 2, and 7 are most urgent.

MINOR SUBDIVISIONS**LAURENCE J PIERCE AMENDED MINOR SUBDIVISION:**

County Surveyor Denton Beecher presented the Amendment to the Laurence J. Pierce Minor Subdivision located Northwest of Tremonton. Jon Thompson made a motion to approve the subdivision. David Tea seconded and the motion unanimously carried.

DIRK RICHARDS MINOR SUBDIVISION:

County Surveyor Denton Beecher presented the Dirk Richards Minor Subdivision located just east of Fielding. He said there is a small lot not to be built upon. Louis Douglas made a motion to approve the subdivision. Jon Thompson abstained and David Tea seconded. The motion carried.

CRAIG C GARN MINOR SUBDIVISION:

County Surveyor Denton Beecher presented the Craig C. Garn Minor Subdivision located just west of Fielding on 16800 North Street. He said lot Number Two is not be built upon. David Tea made a motion to approve the Craig C. Gain Minor Subdivision. Jon Thompson abstained and Louis Douglas seconded. The motion carried.

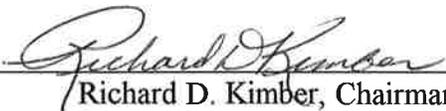
REGISTRATION FOR CITIZEN PLANNER SEMINAR

Mr. Marwedel presented information regarding a "Citizen Planner Seminar" to be put on by the University of Utah Center for Public Policy and Administration on July 10th and 11th in Brigham City. He then asked for an attempt from each of the commissioners to attend.

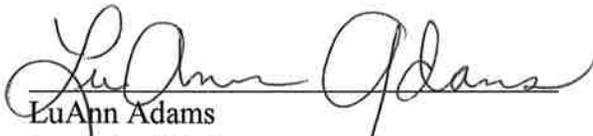
ADJOURNMENT:

Jon Thompson made a motion to adjourn at 9:30 p.m. Deanne Halling seconded, and the meeting adjourned.

Passed and adopted in regular session this 16 day of July, 1998.


Richard D. Kimber, Chairman

ATTEST:


LuAnn Adams
Recorder/Clerk



7.7.12.16 SANITARY SEWAGE DISPOSAL – GENERAL REQUIREMENTS

- 7.7.12.16.1** Except as otherwise provided below, the developer shall provide, or have provided, a piped sanitary sewerage system to the property line of every lot in the development. The sewerage system shall meet the minimum standards and requirements of the County and its Health Department.
- 7.7.12.16.2** Septic tanks and/or sealed vaults may be approved only if approved in writing by the Building Official and the Health Department. In order to determine the adequacy of the soil involved to properly absorb sewage effluent and to determine the minimum lot area required for such installations, the County or the Health Department may require the digging of test holes to verify soil types and depth to water table. Percolation tests may also be required. The results and data collected from these tests will be reviewed by the Health Department and the Building Official, in addition to any other information available to them, for recommendations to the Planning Commission. The following requirements shall be met:
- 7.7.12.16.2.1** Land made, altered, or filled with non-earth materials within the last 10 years shall not be divided into building sites which are to be served by soil absorption waste disposal systems.
- 7.7.12.16.2.2** Each developed lot to be served by an on-site soil absorption sewerage disposal system shall contain an adequate site for such system. An adequate site requires:
1. A minimum depth of 4 feet from bottom of absorption system to impermeable bedrock;
 2. A minimum depth of 2 feet from bottom of absorption system to groundwater surface (based on annual high water level);
 3. The site must be 100 feet from any stream, water course or body of water;
 4. The site must be 10 feet from any dwelling or property line for new septic systems;
 5. The site must be at least 200 feet from shallow wells located on the same lot.
- 7.7.12.16.2.3** Soils having a percolation rate slower than or faster than standards allowed by the Building Official or the Health Department shall not be divided into building sites to be served by soil absorption sewage disposal systems.
- 7.7.12.16.2.4** Other standards adopted by the County Commission or State Division of Health shall also apply in the permitting of soil absorption sewage disposal systems and lots that will be served by them.

7.7.12.20 CULINARY WATER SYSTEM

- 7.7.12.20.1 Culinary water shall be provided by a public culinary water company if a water company has water lines within 1000 feet of the lot and the water company is willing to provide water. Proof of contacting the closest water company shall be provided that shall indicate:
- 7.7.12.20.1.1 The water company will provide water to the proposed development lots,
7.7.12.20.1.2 OR, the water company will not provide water to the proposed development lots and the reason why.
- 7.7.12.20.2 If a culinary water company will not provide water to the building site(s), then private wells may be utilized to provide drinking water according to the following provisions:
- 7.7.12.20.2.1 **Lots to be served by private deep wells (confined aquifers)-**
For lots receiving water from a private confined aquifer (a “deep well” in which water is tapped from an aquifer that has a 30 foot layer of confining clay above it), the well water must meet the U.S. Environmental Protection Agency standards for non-community water systems for coliform bacteria, nitrates and sulfates.
- 7.7.12.20.2.2 **Lots to be served by private shallow wells (unconfined aquifers)-**
Shallow wells which receive water from an unconfined aquifer (one that does not have a 30 foot layer of confining clay above it) must be placed at least 200 feet from any property line, any on-site soil absorption sewerage disposal system, or any other point source of contamination such as a feed yard, manure pile, or salt pile. In addition, the well water from these wells must either:
- 7.7.12.20.2.2.1 meet the standards for coliform bacteria, nitrates and sulfates, inorganics, organics, and pesticides that the U.S. Environmental Protection Agency has established for non-community water systems,
7.7.12.20.2.2.2 OR, be treated with a reverse osmosis unit or its equivalent and a chlorinator with a retention time of 30 minutes.
- 7.7.12.20.2.3 Determination of whether well water meets the standards mentioned above must be done through tests conducted by a certified lab in accordance with procedures established by the Health Department. All costs of testing must be covered by the developer.
- 7.7.12.20.3 The culinary water delivery system shall extend to the property line of every lot and shall be capable of delivering the flows and pressures as required. All water mains shall be a minimum of 6 inches in diameter.

CHAPTER 19

RURAL RESIDENTIAL DISTRICT RR-5 (MODIFIED)

19.1 PURPOSE

- 19.1.1 RURAL RESIDENTIAL DISTRICT RR-5 (MODIFIED). The purposes of providing an RR-5 (MODIFIED) rural residential district are:
- 19.1.1.1 To promote and preserve in appropriate areas conditions favorable to a large-lot family life,
- 19.1.1.2 Maintaining a rural atmosphere,
- 19.1.1.2 The keeping of limited numbers of animals and fowl; and
- 19.1.1.3 Reduce requirements for public utilities, service and infrastructure.
- 19.1.2 This district is intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.
- 19.1.3 Residential Density to be a minimum of 1 residential unit per 5 acres.

19.2 ALL DEVELOPMENT IN THE RR-5 (MODIFIED) ZONING DISTRICT is subject to the following conditions for the protection and reasonable maintenance of existing irrigation ditches, canals and appurtenant structures:

1) Interference with existing irrigation ditches, canals and appurtenant structures prohibited. It shall be unlawful for any development in the RR-5 (Modified) zoning district to interfere with or unreasonably prevent the existence, operation or maintenance of any irrigation ditch, canal or appurtenant facility.

2) Placement of any structures restricted. No bridge, culvert, fence, landscaping or other structure or thing shall be placed in such a manner as to interfere with or affect the existence, maintenance and operation of any irrigation ditch, canal or appurtenant facility without the express written permission of the affected irrigation company(s) or irrigator(s).

3) Setbacks required. No new fence, structure or landscaping shall be placed within 10 feet of each bank of any existing irrigation ditch or drainage canal without the express written permission of the owner or operator of the irrigation or drainage canal. In no event shall any fence, structure or landscaping be placed in such a manner as to interfere with the routine maintenance of the irrigation or drainage ditch, canal or appurtenant facility.

4) Dedication of maintenance easement. Any new development which includes property through which an irrigation ditch or drainage canal passes shall be required, as part of the development, to dedicate a maintenance easement of reasonable width to the affected irrigation companies, for the perpetual maintenance of the irrigation or drainage canal prior to final approval.

5) Agreement to protect irrigation facilities. Prior to applying for preliminary approval of a development in the RR-5 (Modified) zoning district, the developer shall contact the irrigation company owning any affected irrigation ditches, canals or appurtenant structures and jointly agree upon a plan to avoid or mitigate interference or encroachment on existing irrigation facilities and/or rights. Evidence of that agreement shall be presented to the Planning and Zoning Administrator, Planning Commission and/or County Commission for review during the preliminary approval and final approval processes.

19.3 USE REGULATIONS

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the rural residential district RR-5 (Modified) except as provided in this chapter.

19.3.1 PERMITTED USES

19.3.1.1 Accessory buildings and uses customarily incidental to permitted agricultural uses, provided, however, that such accessory buildings are a minimum of 30 feet from the right-of-way on which the primary building fronts and 20 feet from any dwelling.

19.3.1.2 Accessory buildings and uses customarily incidental to permitted uses other than those listed above.

19.3.1.3 Agriculture, business or industry.

19.3.1.4 Apiary.

19.3.1.5 Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs including wholesale and retail sales.

19.3.1.6 Farm or ranch housing (including mobile homes).

19.3.1.7 Feed lots.

19.3.1.8 Temporary housing for family, aged or infirm.

19.3.1.9 Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work. Mobile homes for temporary living quarters and such other temporary uses found appropriate to the Planning Commission and approved by the County Commission.

19.3.1.10 Single family dwelling.

19.3.1.11 Family food production.

19.3.1.12 Household pets.

19.4 CONDITIONAL USES

19.4.1 Dude ranch, family vacation range,

19.4.2 Home occupation,

19.4.3 Child day care and nursery,

19.4.4 Kennel,

19.4.5 Subdivisions and planned units developments,

19.4.6 Land excavations.

19.5 THE MINIMUM LOT AREA FOR ANY PERMITTED MAIN USE SHALL BE 5 ACRES EXCEPT AS VARIED BY RECEIVING A CONDITIONAL USE PERMIT ACCORDING TO THE CONDITIONS OUTLINED BELOW. DEVELOPMENT IN THE ZONE SHALL BE PURSUED IN SUCH A MANNER AS TO MINIMIZE OR MITIGATE FOR ALL ADVERSE IMPACTS TO THE SCENIC, RURAL AND AGRICULTURAL NATURE OF THE AREA.

19.5.1 To Create lots of less than 5 acres, a conditional use permit must be obtained. To obtain such a permit, the person petitioning for one (the grantee) must sign a statement signifying that they understand that the area around them is an agricultural area and that one or more of the following agricultural operations are, and will be continued to be, allowed:

1. Pesticide spraying
2. Field burning
3. Machinery operation
4. Feeding of livestock
5. Dairy operations
6. Grazing and moving of livestock
7. Fertilizing
8. Composting
9. Dust caused by agricultural operations
10. Bees being placed
11. Other normal agricultural operations

19.5.2 Another condition will be that for every lot of less than 5 acres created, at least 4.8 acres of contiguous land should be placed in a "non-development" easement in which building development is limited (according to 19.5.2.1) at least until such time that the County changes the zoning of the area. The edge of the easement area shall be no more than 1000 feet from at least one side of each small lot created.

19.5.2.1 The minimum area for such an easement will be 8.5 acres and the table below identifies the options for the size of easements and how many homes can be built within the easement when a subdivision takes place. In any case, the average density for the entire acreage being subdivided cannot exceed 1 lot or dwelling unit per 5 acres. For each subdivision request, the easement must be only one contiguous area in order to provide for larger acreages that are more conducive to farming activities. The easement can either be given to a non-profit organization capable of holding such an easement, or to the county. If the petitioner wishes to give the easement to a non-profit organization, the organization must be approved by the planning commission.

Lots (less than 5 acres in size) newly created	Required acreage to be put in an easement	Number of homes allowed within easement
1	8.5	1
2	8.5	0
2	14.4	1
3	14.4	0
3	19.2	1
4	4.8 x (the number of lots less than 5 acres created)	0

19.5.2.2 The granting of a non-development easement does not give the County any right of access to the property, it will only prevent the building or development on the easement.

19.5.2.3 The non-development easement, if granted to the county, will remain until such time that the County changes the zoning for the area. At that time, the County may elect to either retain the easement, give up all or part of it, or establish a policy for the transfer or trade of the easement to other land in the county on which the County would like to prevent development.

19.5.2.4 In order to receive a conditional use permit, the subdivider or developer must submit plans for the use of the easement area and detail how it shall be maintained or used.

19.5.3 Another condition for approval of creation of lots smaller than 5 acres that front a state highway or another principal arterial is that each lot must share access to the

arterial or highway with at least one other lot. Private easements or dedicated rights-of-way can satisfy this requirement.

19.5.4

In order to receive a conditional use permit to create lots of less than 5 acres, the petitioner must prepare an agricultural impact statement which addresses the following and provides mitigation for any adverse impact:

- 1) Protection of irrigation access and maintenance of ditches and canals;
- 2) Safety and protection of the public from ditches canals;
- 3) Fencing requirements and safety (i.e., location and placement of fences, type of fencing used etc.);
- 4) Protection of farm equipment ingress and egress;
- 5) Erosion and soil protection and conservation concerns;
- 6) Drainage of the subdivision and designs to minimize the discharge or impact on agricultural lands and soils;
- 7) Noxious weeds, pest and pet (dog, etc.) controls in the development;
- 8) Provisions, acknowledgments and understandings by new property owners (including but not limited to hold harmless agreements if necessary) that farm work hours run late and begin early and that farm operations may contribute to noises and odors objectionable to some subdivision residents;
- 9) Screening provisions and landscape designs to reduce noises, animal access, or visual impacts on surrounding or conflicting land uses;
- 10) Effect on irrigation water and agricultural lands because of required transfers of water; and
- 11) Any other provisions or concerns that the Planning and Zoning Administrator, Planning Commission or County Commission deems necessary to protect the rights to farm on adjoining or appurtenant properties.

19.5.5

Development that requires drying up or retirement of historically irrigated lands is discouraged. Prior to approving a conditional use permit, the County Planning and Zoning Administrator, the Planning Commission and the County Commission shall consider the effect of the proposed development on agricultural lands and waters, and shall include written findings in any final decision concerning that effect.

19.5.6

For lots of less than 5 acres notices will be provided on the property plat filed with the County Recorder that says:

“This property is located in a zoning district in which the right to farm is respected. It can be anticipated that agricultural uses and activities may now or in the future be conducted on property within this zoning district. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.”

19.6 LOT WIDTH

The following table shall govern the width of the lot:

Lot Size (acres)	Width
Less than 1 acre	100
1-3 acres	150
3+ acres	200

19.7 THE MINIMUM DEPTH FOR THE FRONT YARD FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS SHALL BE 30 FEET.

19.7.1 Where the existing minimum right-of-way on which the lot front is less than 66 feet, the setback shall be measured from the center line and in feet shall be no less than 63 feet.

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

19.7.3 Accessory buildings may have the same minimum front yard depth as the main buildings if they have the same side yard required for main buildings; otherwise they shall be set 8 feet behind the rear of the main building.

19.8 REAR YARD DEPTH

The minimum rear yard depth for any lot shall be 30 feet.

19.8.1 And accessory buildings, except as may be reduced by conditional use permits shall be 10 feet.

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

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

19.10 THE MAXIMUM HEIGHT FOR ALL BUILDINGS SHALL BE 35 FEET OR 2 ½ STORIES.

19.11 MAXIMUM LOT COVERAGE

The following table shall govern the coverage of a lot:

Lot Size (acres)	Maximum % Impervious Surface
Less than 1 acre	20
1-3 acres	15
3+ acres	10

19.12 IMPROVEMENTS REQUIRED TO BE COMPLETED OR IN PROGRESS BEFORE A BUILDING PERMIT MAY BE ISSUED (Improvements are to be in compliance with the standards adopted by Box Elder County). Improvements prefaced with an asterisk (*) are applicable only to subdivisions or planned unit developments.

- 19.12.1 Street Grading,
- 19.12.2 Street Base,
- *19.12.3 Street Paving,
- 19.12.4 Surfacing Drainage Facilities,
- 19.12.5 Wastewater Disposal Facilities,
- 19.12.6 Culinary Water Facilities,
- 19.12.7 Fire Fighting Facilities,
- 19.12.8 Street Name Signs,
- *19.12.9 Street Monuments,
- *19.12.10 Survey Monument Boxes,
- *19.12.11 Address Numbers.