

is in accordance with the existing subdivision ordinances and Zoning Requirements, Mr. Day recommended granting Final approval at this time.

MOTION: A motion was made by **Commissioner Tea** to grant **final approval** to the King Seven-Lot Subdivision and submit to the Chairman for signature. The motion was seconded by **Commission Holmgren** and passed unanimously.

STEVE GROVER ONE-LOT SUBDIVISION, LOCATED AT OR ABOUT 14400 NORTH 4885 WEST IN THE RIVERSIDE/NORTH GARLAND AREA.

This one-lot subdivision is located in an un-zoned area of the County and consists of one acre. The proposal is for a flag lot that is one half acre. The petitioner has established proof of all utilities, with water provided by UKON Water Company. As the petition is in accordance with the existing Zoning and Subdivision requirements, Mr. Day recommended granting Preliminary and Final approval at this time.

MOTION: A motion was made by **Commissioner Tea** that the Steve Grover One-Lot Subdivision be granted **preliminary and final approval** and authorize the Chairman to sign. The motion was seconded by **Commissioner Holmgren** and passed unanimously.

UNFINISHED BUSINESS

TWIN FALLS TWENTY-TWO LOT SUBDIVISION, LOCATED AT OR ABOUT 7800 SOUTH HIGHWAY 89 IN THE SOUTH WILLARD AREA.

This subdivision, which contains two phases, first came before the Planning Commission at their September 26, 2002 meeting. At that time the conceptual plan for the subdivision was approved (subject to its meeting all of the requirements of the Planning Commission). The petitioner, Mr. Bob Davis had not submitted any of the remaining documentation to the Planning Office prior to this meeting. Therefore, Mr. Day recommended that this petition be tabled until those documents from UDOT concerning the access from US 89 to the subdivision are received, along with documentation from South Willard Water Company and Willard Flood Control District.

MOTION: A motion was made by **Commissioner Tea** to table the Twin Falls Subdivision at this time until more information is received from the petitioner. The motion was seconded by **Commission Norman** and passed unanimously.

NEW BUSINESS – No new business at this time

ZONING

Ms. Pat Comarell went over her outline (included with these Minutes) with the Commissioners.

A motion was made to adjourn the meeting at 8:35 p.m. by Commissioner Kimber; all concurred.

Passed and adopted in regular session this 21st day of November, 2002.


Richard Kimber, Chairman
Box Elder County
Planning Commission

PLANNING & ZONING OF WEST CORINNE

OCTOBER 24, 2002

OBJECTIVE: Continue brainstorming what the plan should look like

Background

At this meeting, we will continue to discuss the planning and zoning for the West Corinne area. Again, the key questions are:

- What do you see happening there in the next 10 years?
- What planning concerns should we be aware of as we ask the public to participate in with us in planning the area?
- What type of zoning is worth considering and what is not?

Community Plan

The community plan has five parts:

- Plan policies, .e.g, hierarchy of streets, design of arterial roads
- Zoning
- Plan map
- Guidelines for the future
- Action items

What is Policy?

Simply put, policies are guidelines for future decision making based on a common vision.

- These statements by the Planning Commission and County Commission basically express **what is okay and what is not okay**, and are a commitment for action.
 - What is to be accomplished
 - What should be avoided
 - Why we do what we do
 - Why we do it the way we do it
- They let the public and the County Staff know what to expect
- They assure decisions have firm foundations and are consistent
- They are a means to determine who benefits from the results — Who gets? Who loses?

Purpose of Community Policies

Community plan policies are statements which define how land use decisions should be made. Because these are general statements, there will be occasions when various policies conflict. In such cases, the Planning Commission and County Commission will need to determine which one takes precedence over others given the needs of the specific Community they are addressing.

Examples of policies which Box Elder might wish to consider for West Corinne:

- A definite edge to a development and buffering between types of uses should be provided to protect the integrity of each use, e.g., between commercial and residential uses, between types of residential uses.
- Zoning boundaries should not cut across individual lots or developments (i.e., placing the lot into two separate zones). Illogical boundaries should be redrawn to follow along property lines.
- Cluster housing, PUDs, or group dwellings may develop in phases so long as they are united by compatible themes and architecture.
- The intensity and location of commercial zoning should be based on market patterns, circulation, traffic counts, and space requirements considerations. Space requirements for expansion of existing commercial uses also should be taken into consideration.
- Commercial should be located on collector and arterial streets, avoiding local streets which serve residential zones. Access to commercial and manufacturing uses also should avoid local streets within residential zones.
- Box Elder County will implement a road system based on a "hierarchy of streets," where local roads feed into minor collectors, to major collectors and arterials.

Issues to be further discussed

Water & Sewer

- Water distribution and storage capacity
- Water quality
- New sewer system

Transportation

- What will the road system look like, e.g., hierarchy of streets?
- What do you want on Iowa String Road and SR 83?
- What new roads are needed?
- How will it be limited for residential? Commercial? As the County grows, the number of turning movements on and off the major arterials will need to be limited to assure the smooth flow of traffic. The present ordinance restricts a roadway entrance on arterials to 1300-1600'. The Utah State Department of Transportation (UDOT) limits access to 250'.
- What do you want your major thoroughfare to look like, e.g., landscaping, screening of business storage areas from view from the road?
- What about a bike trail along the major roads? Bamberger Line is also a possible bike trail.

Land Uses

Commercial

- Commercial services are provided to this area by Brigham, Corinne and Bear River Cities.
- A potential new site for a major shopping center is where Iowa String Road meets U.S. 83

Residential

- The main residential zone utilized by Box Elder County is R-1. The minimum lot size with septic tank is ½ acre (20,000 sq. ft). Some areas have to go bigger, e.g., to account high water tables

Agricultural Land

- What are family farms now may not be in ten years. What options are available for these lands?
- We can anticipate and guide future developments of these lands or let it develop naturally which may result in more piecemeal and erratic developments.

Background Information for West Corinne

Boundaries of proposed area to be zoned

Brigham City boundaries on the east (the proposed planning area crosses I-15 to reach the Brigham City boundaries); Iowa String Road (6800 West) on the west; Bear River on the south (using the river as a boundary must be used with caution, i.e., the boundary has to connect to a stable location); Corinne and Bear River Cities on the north (following the section lines).

Environmental Restraints

Wetlands

Much of the West Corinne area contains wetlands. A newsletter developed by the Box Elder County Wetlands Planning Team indicates there are many practical benefits. They include:

- **Water quality** - Wetlands are natural water treatment plants, removing chemicals, sediments, and excess nutrients from runoff, and recycling nutrients. As water moves through a wetland, sediments filter out, and harmful toxins are removed through plant uptake and chemical reactions.
- **Wildlife Habitat** - Wetlands provide feeding, breeding, resting and sheltering opportunities for such critters as insects, fish, amphibians, birds and mammals. Wetland habitat is among the most productive and biologically diverse natural ecosystems in the world. The Great Salt Lake's peripheral wetlands are recognized as internationally important for millions of migratory birds.
- **Flood water retention and ground water recharge** - Wetlands act like sponges, which absorb excess water and slowly releases it, helping to reduce property damage and maintaining stream flow during drier times of the year. In addition, water stored in wetlands often seeps downward and recharges ground water aquifers.
- **Erosion Control** - Wetland plants located along river floodplains and lakeshores can help reduce the loss of soils. As water moves through these systems, the wetland plant's roots have a tendency to hold the soils in place, which reduces soil erosion.
- **Recreation** - Fishing, hunting, bird watching, canoeing, and hiking are all popular activities associated with wetlands.

The Wetland Team go on to say that despite all these wetland benefits, it is often the landowner who is left with the responsibility to act as a steward and maintain these public benefits. Too often the benefits these landowners provide go unnoticed and/or under appreciated. Also, landowners are often left with the difficult task of interpreting federal regulations associated with the Clean Water Act, regulations which can be restrictive to some land practices and may be difficult to understand.

From Box Elder County's standpoint, wetlands have often presented challenges to growth and economic development. Time after time, the County found itself bumping into regulated wetlands while trying to accommodate economic development. Because of this repeated scenario, the County decided to work with landowners to put together a plan that would allow sound development, with an equal emphasis in protecting wetlands.

After two years of planning, the *Box Elder County Comprehensive Wetland Management Plan* was completed and adopted by the County Commission (in 2001). What the Wetland Plan essentially established was an approach to help landowners deal efficiently with wetland regulations and protect high value wetlands.

100 Flood plain: As illustrated on the FEMA panel map

Utilities: Water & Sewer

Water

Box Elder County water resources are limited. The Box Elder County General Plan indicates the County will continue to support the development, adoption and implementation of water collection, storage, distribution and conservation plans by cities, the Conservancy District and water companies.

Future development is most likely to occur in areas where adequate services are available. Some basic facts about the water system in Box Elder County are:

- Bear River itself exists on the west side of Brigham City moves across the Idaho line, back to Utah down from Cache County and Bear Lake. It makes a 700 miles trek and is an interstate waterway.
- A Bear River Compact is splits water rights, some of which are owned by Salt Lake County. The division indicates: 60,000 acre feet for Cache County, 60,000 for Box Elder County, 50,000 for Weber County, and 50,000 for Salt Lake County.
- Bear River Water Conservancy District also serves parts of this area. A 10-year water distribution storage capacity plan has been developed and will ready for adoption shortly.

- Everyone can use more water, but the problem with Box Elder water systems is the delivering systems, e.g., distribution pipes, or no way to get the water where it is needed. There is 80 miles of pipe with 4-6" lines. West Corinne Water Company serves most of the area proposed for zoning
- 1.2 million acre feet of water going into Great Salt Lake/Bear River. The bird refuge has a right to 200,000 acre feet

Sewer

As development continues to occur in Box Elder County may find its infrastructure may not be adequate. For example, all development within the unincorporated County is on septic tanks. Several of the larger communities have wastewater systems designed to meet their specific needs and levels of anticipated growth. As development increases in the unincorporated County areas, the necessity to develop, built and maintain a sewer system will be needed.

Water & Sewer Issues

- Water distribution and storage capacity
- Water quality
- New sewer system

Transportation System

County Road Systems

The General Plan indicates the County has thousands of miles of streets and highways in its road network. The various County roads serve different functions, with some meant to provide local access while others, like freeways and major arterials, are intended to carry a large amount of traffic at high speeds. For each road function, there are different standards for speed, pavement and right-of-way widths, and control of access to the road.

Hierarchy of Roads

A general definition of the various types of roads are:

- Arterials - these major thoroughfares connect cities, e.g., I-15, State Roads 83, 13,
- Major Collectors - designed to connect arterials, e.g., Long Divide, Iowa String
- Minor Collectors - designed to collect traffic off local streets and deliver it to major collectors, e.g., central road through a subdivision
- Local Roads, e.g., everything else
- Rural road, e.g., dirt road across something like jeep trails

Each type of roads vary in width, called right-of-ways (ROW). A ROW includes sidewalks, parking strips, curb and gutter, and the roadway. The typical widths by types of roads in Box Elder County are:

- Arterial - 80' or higher
- Major Collector - 80'
- Minor Collectors- vary within subdivisions
- Local Roads - 60' or 66'

The Box Elder County General Plan indicates, "The proper application of these road standards ensures a transportation system which provides adequate access to land while preserving the safe flow of traffic along the roads...The County recognizes that uncontrolled growth and development can overburden the transportation system and cause traffic problems which may not be easily rectified through road improvements. Therefore, the County should consider various methods of limited access and other controls on development that would prevent future transportation problems."

West Corinne Road System

Instate Highways 15 is the eastern edge of this study area. The major arterial roads serving this area (see definition of road below) are: State Road 83 (east to west), 13 (starts east to west then curves to the north), and Iowa String Road (north to south).

Transportation Issues:

- What will the road system look like, e.g., hierarchy of streets?
- What do you want on Iowa String Road and SR 83?
- What new roads are needed?
- How will it be limited for residential? Commercial? As the County grows, the number of turning movements on and off the major arterials will need to be limited to assure the smooth flow of traffic. The present ordinance restricts a roadway entrance on arterials to 1300-1600'. The Utah State Department of Transportation (UDOT) limits access to 250'.
- What do you want your major thoroughfare to look like, e.g., landscaping, screening of business storage areas from view from the road?
- What about a bike trail along the major roads? Bamberger Line is also a possible bike trail.

Urban Design: Open Space

- Box Elder County does not have parks, nor does it have the means to maintain them.
- Open space potential exists: (1) in wetland areas, and (2) where residential developments which are designed as cluster housing restrict development in the areas designated as open space.
- Box Elder, being an agricultural county, also has many open spaces as a result of these enterprises.

Historic Resources

What people have built, how they used what they built, and how they have changed the landscape are all part of Box Elder's history. The purpose of preservation is not to save every old building, but to preserve those which best reflect the past. And because history is not behind us, but is evolving -- from the past to the present into the future -- preservation also encourages old buildings be adapted to present needs.

Buildings must be functional in the present. We cannot just put them under a bell jar and expect they will contribute to the community. Buildings are a part of the community which makes it the way it is. They reflect its character. Therefore, historic buildings are adapted to the present and can have new lives without giving up their old and significant identities.

The effectiveness of preservation, then, is not whether every historic structure that can be saved is saved, but whether these buildings continue to contribute to the functions, vitality, and meaning of the neighborhood or the City.

A tool to preserve the historic resources in Box Elder County is to designate those resources to a historic register. There are three "historic registers" often referred to when discussing historic preservation: The National Register of Historic Places, the Utah State Register of Historic Places, and if a county chooses to set one up, a local register. The Board of State History makes recommendations to the National Park Service regarding what buildings should be added to the National Register.

Designation of an historic resource is the legal listing of the site, structure, building, district or natural features onto a register. Those resources within Box Elder County which have been designated to the National or State Registers are:

- The railbeds for the Transcontinental Railroad and the Central Pacific Railroad, and the Golden Spike National Historic Site are listed on the National Register of Historic Places. Other sites on the National Register are: The Hogup Cave; Lower Bear River Archeological District;
- Utah State Register Sites: Washakie Indian Farm; Harper House (highway 38 5 miles north of Brigham City); Call's Fort Site (1855; monument, 6 miles north of Brigham City); Promontory Caves
- Corinne and Brigham City is full of history, e.g., First Presbyterian Church
- Other historic resources of note on State Historical Society surveys: Rabbit Springs Dam (a CCC project; 1935); Bear River Bird Refuge (a CCC project; 1931); Bear River Duck Club (1901); Rosebud Field Camp (a CCC project, 1938; off State Route 30); Trail Pass Reservoir (a CCC project; 1939)

Land Uses

Box Elder General Plan

The Plan indicates the following guidelines which affect future land use decisions:

- Maintaining the current quantity and quality of public services and facilities through balancing growth and development with facility/service capacity, e.g., water, sewer, transportation, and roads, law enforcement, emergency services
- Protecting rural agricultural, mineral wildlife and other County interests or traditional land uses
- Promoting development patterns consistent with, and sensitive to, resident preferences
- Balancing private property rights with public interests

Agricultural Land

The residents involved in developing the County's General Plan indicated the open, agricultural landscape contributes to the County's quality of life and sense of place. Residents enjoy the small-town atmosphere and lifestyle associated with this type of land use. Agricultural areas and the associated uses also benefit area wildlife. A significant amount of habitat is located on or adjacent to private fields, waterways and rangelands. As Box Elder County continues to grow and develop, citizens feel the prime agricultural land and the associated uses should be protected.

At the same time, older farmers may not be able to continue to farm, and in some cases, their families may not wish to continue to farm after them. What are the options available to them in terms of selling or developing their land? Preserving prime agricultural land solely for its scenic beauty ignores economic realities.

Agricultural areas adjacent to communities or municipal services come under tremendous development pressure. Land prices in these areas often escalate to the point where it is no longer feasible to continue farming and the property is subdivided for development. In these situations, the land is not only pulled from agricultural use, but depending on development density and design, may also may lose its open space and rural qualities.

Residential

- The main residential zone utilized by Box Elder County is R-1. The minimum lot size with septic tank is ½ acre (20,000 sq. ft). Some areas have to go bigger, e.g., to account high water tables

Commercial

- Commercial services are provided to this area by Brigham, Corinne and Bear River Cities.

Industrial

Open Spaces

As the County develops, the need for preserving open space will become more evident. In addition to its efforts to preserve agricultural land and sensitive areas, other areas could be considered for open spaces:

- areas along rivers and streams
- critical wildlife habitat areas
- historical and cultural areas
- prime agricultural area
- wetlands and watershed areas

Public Lands

The Box Elder Plan indicates that, "Approximately fifty percent of the land within Box Elder County is public land managed by federal or state agencies. Several County-based industries including agriculture, mining, tourism and recreation depend on public lands and the accompanying resources for continued economic growth and stability. Box Elder County is familiar with existing federal laws and agency planning directives that specifically identify opportunities for local governments to participate in public land management planning processes. The County will take advantage of these opportunities to promote/protect County interests."