

Resolution No. 08-15

A Resolution of Box Elder County, Utah, amending the Box Elder County General Plan by amending the South Willard Community Plan of the Box Elder County General Plan to identify the area between the southbound and northbound lanes of highway 89 at the southern tip of South Willard, south of 8700 South as an area which may be considered for more intense commercial and light industrial uses.

WHEREAS, the Box Elder County Planning Commission received a request from property owners in the South Willard area of unincorporated Box Elder County to amend the South Willard Community Plan to allow more intense commercial and light industrial uses in the area between the southbound and northbound lanes of Highway 89 at the southern tip of South Willard South of 8700 South; and

WHEREAS, the Box Elder County Planning Commission, after appropriate notice, held a public hearing on July 17, 2008, to allow the general public to comment on this proposed amendment; and

WHEREAS, the Box Elder County Planning Commission is recommending approval of the proposed amendment to provide for the health, safety, and general welfare of the public and protect the environment; and

WHEREAS, the Box Elder County Commission, after appropriate notice, held a public hearing on August 26, 2008, to allow the general public to comment on this proposed amendment; and

WHEREAS, the Board of County Commissioners of Box Elder County, Utah finds that the enactment of this resolution will be in the best interest of and promote the health, safety and general welfare of the residents of Box Elder County;

NOW THEREFORE, BE IT RESOLVED, the County Legislative Body of Box Elder County, State of Utah resolves, with _____ County Commissioners being present and _____ voting in favor thereof, as follows:

SECTION 1: Plan Amendment. The Box Elder County General Plan is hereby amended by amending the South Willard Community Plan to identify the area between the southbound and northbound lanes of Highway 89 at the southern tip of South Willard south of 8700 South as an area which may be considered for more intense commercial and light industrial uses, which South Willard Community Plan shall read in its entirety as follows:

South Willard Community Plan

Zoning & the Zoning Map

- See map A: Zoning

Guidelines for the Future

These are zoning districts, transportation arteries, etc. which may be considered by the Planning Commission and County Commission sometime in the future when population growth warrants these services.

- **See Map B:** This map is illustrative of the guidelines listed below. When considering placement of community center, roads, trails, or parks, this map may be adjusted to accommodate specific developments. If other zoning options besides those which appear in these guidelines or illustrated on the map are required, the plan will need to be amended.
- South Willard Community asks the Planning Commission to convene a planning Committee every five years to review the plan

Provide a Center Focus for the South Willard Community

- A gathering place envisioned as open spaces with parks (part of which would be a recreation area) where South Willard could hold community activities. There may be more than one gathering place within South Willard (e.g., schools, church) to pull everyone in the community together.
 - A place where one can learn (e.g., a community library or university extension center) and to share what we are and who we have been
 - If the open space is next to schools, the County should require adequate buffering (landscaping and/or berming), ensure the turning movements and traffic are separated between the two uses to have minimal impact (i.e., each use not conflict with the other), and require any lights from the open space activities not reflect on surrounding schools or residential uses.

- Tie the gathering place to the trail system
- **Other ideas to explore to preserve our community identity**
 - Rename US 89 to reflect South Willard's history, such as Fruitway
 - Signage should reflect Fruitway's history
 - Monument signs indicating visitors and residents have arrived in South Willard – this sign should be at the north and south entries to include the entire community
 - Street signs should reflect South Willard or Fruitway
 - We support local Fruit stands and encourage the development of a Farmers' Market where locally produced crops/wares can be sold in a sustainable fashion.

Transportation

- **Implement an effective road system as illustrated on the Map C**
 - Provide a north/south road on the east side of Union Pacific railbed (just east of I-15)
 - Encourage a “buffer area” between US 89 and residential developments, such as landscaping and berms between the road and residential developments
 - Limit residential units facing directly onto US 89
 - Work with Utah Department of Transportation to:
 - Provide turning lanes, bus pullout lanes, bus shelters, and pathways on both sides of US 89
 - Rework interchange on the southern end of South Willard
 - As South Willard development extends west of I-15, work with UDOT to widen the underpasses at 7800 South and 8700 South
 - Place “Caution” signs related to tractors/trailers to alert motorists of slow moving farm equipment. These signs not only make them aware of the possibility of such equipment, but also symbolizes South Willard's farming heritage which continues along this corridor.

Trail System

- The County should work with other entities to provide a system of trails within and through South Willard in these locations:
 - A segment along the canal to connect the Bonneville Shoreline Trail from Weber County to Willard City (and ultimately to Cache County)
 - The Union Pacific railroad bed (just east of I-15)
 - The Union Pacific railroad bed given to Weber Pathways which runs along 8700 South to 2000 West on the south end of South Willard, and which will connect to the north/south Union Pacific railroad easement (see above), and to the Bonneville Shoreline Trail east of US 89
 - A trail on the north end of South Willard to connect Bonneville Shoreline Trail to the Willard Bird Refuge
- Require developers to include the trail systems within their development projects (as delineated in the South Willard Community Plan). Wherever practicable or desirable, encourage developers to interlace trails within their developments which then will connect to the County trails.
- The South Willard Community should establish a non-profit trails organization (similar to Weber Pathways) by which the South Willard Community may acquire, build, and maintain the South Willard Trail System.

Parks

- Discuss with the Willard/Box Elder County Flood Control District the possibility of developing a large detention basin(s) within this Community as an area park(s).
- Discuss with area churches the possibility of adding parks (for community use) on their sites.
- Support the existing working trails and parks committee to research the steps to create a parks improvement district to build and maintain parks.

Schools

- A delegation of South Willard Community residents should approach the School District about acquiring sites for future schools.

Water

- Work with private water companies and Bear River Water Conservancy District to extend water to new South Willard developments to meet culinary water needs.

- Encourage water districts and water companies to require secondary water system for irrigation.
- As development occurs, require water loops to ensure adequate water pressure near and at the end of the water lines
- Support Bear River Conservancy District's efforts to monitor water flows to ensure that any existing wells will not be impacted by new developments.

Storm Water

- The South Willard Community Plan supports the efforts of the Box Elder/Willard City Special Drainage and Flood District to control the flood waters coming down the canyons, and the implementation of their storm water master plan.
- The Plan also supports the Box Elder/Willard City Special Drainage and Flood District's intent to charge impact fees to implement their master plan. In so doing, those who create the impacts, pay for enlarging the system rather than existing residents.

Sewer

- The South Willard Community Advisory Committee is concerned that a public hearing(s) be held before a Sewer Improvement District is established, so that the Community residents may receive information about where the sewer will be installed, its costs, any impact fees, and whether those now on septic tanks will be required to connect.
- It is the recommendation of the South Willard Community Advisory Committee that existing homes on septic tanks not be required to connect to a sewer line (whether within 300 feet or not), unless required to do so because of a "prevailing health problem" or because of Federal, State, or Health Department requirements.
- The South Willard Community should form a committee to explore options and learn the details of establishing a sewer improvement district to ensure the concerns of South Willard Community are represented well in the public hearings, and to seek representation on any board established to govern such a district. The Committee's reasoning is that in order for the community to consider a sewer system, they need more information than is currently available at this time.

Emergency Planning

- The South Willard Community supports the Box Elder Emergency Preparedness Plan and the County's efforts to implement it.
- As part of an Interlocal Agreement with Box Elder County, Willard City provides fire protection for the South Willard. The South Willard Community supports these efforts as well as Willard City's efforts to recruit South Willard residents for C.E.R.T. training. The Community also supports the efforts of the South Willard Water Company who provide adequate water pressure for our protection.

Future Zoning Options

- The Committee recommends these uses described below as appropriate for South Willard at this time and for the near future (next five years). In the future, the Committee realizes as the community needs change, the uses may need to be reviewed and uses be added to meet the desires of the community. That review of uses could come either from an advisory committee reviewing the whole plan (which is recommended previously in this plan) or someone testing it by submitting an application for a different use.

Residential

- Leave R-1-20 as is except where parcels fronting onto US 89 may be rezoned later as neighborhood commercial.

Commercial

- **Develop a new neighborhood commercial (SW N-C) ordinance with the following purpose and uses:**
 - **Purpose:** To provide areas in appropriate locations along Fruit Way (US 89) where individualized, small-scale convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district would be designed to allow the development of various types of individualized, small-scale retail or service facilities which in character and scale are necessary to meet day-to-day needs of residents.
 - **Permitted Uses**
 - The tilling of the soil, raising of crops, horticulture and gardening
 - Fruit stands
 - Mail services (store with services, not processing center)
 - Apparel repair, alteration and cleaning pick-up services, shoe repair services, tailor
 - Beauty and barber shops
 - Libraries
 - Parks, both general recreation, and leisure and ornamental
 - Home occupations
 - Public Buildings and facilities
 - **Conditional Uses**
 - Art/cultural uses, e.g., Art Studios, Dance Studios
 - Day care
 - Eating places (consumed on premises)
 - Garden supplies
 - Photographic studio

- Professional health care offices
 - Medical/dental offices
 - Schools (commercial)
 - Religious quarters
 - Retirement homes, assisted care facilities, nursing homes
 - Churches, synagogues and temples, welfare and Charitable services
 - Recreation center (general)
 - Planned Unit Developments
 - Grocery Stores (not to exceed 20,000 square feet retail space)

- The area between the southbound and northbound lanes of Highway 89 at the southern tip of South Willard maybe considered for more intense commercial and light industrial uses than those listed above, as it is separated from areas where more intense residential uses are anticipated.

- If the Willard interchange is redesigned by the Utah Department of Transportation in the future, commercial uses could be considered for that area.

- **Food Product District:** Areas where manufacturing and warehousing are not producing objectionable effects may be established, maintained, and protected, and are designed to protect environmental quality of the district and adjacent areas. The FP zone is recommended south of Willard Canal to the County line and west of I-15.

- **Development of a “Planned Zone” for large subdivisions.**
 - The South Willard Community Plan Advisory Committee recommends a new ordinance be developed (similar to the Daybreak ordinance in South Jordan) as it implements many of the elements that appear in this Community Plan. The Committee requests that they be allowed to have representatives on a committee to develop the ordinance, and the Committee as a whole be allowed to review the draft and comment.

 - This zone would be developed to ensure good design, cluster housing options to provide for greater open space, a road system which complies with the Plan’s “Hierarchy of Road,” and possibly a community center, neighborhood commercial (limited to US 89 – see Neighborhood Commercial above), and other uses as defined by the ordinance.

 - The ordinance also is envisioned to have multiple reviews by the County Planning Commission as the various layers of the development are designed. These layers might include:
 - **Level One – Planning Community Zone and Plan**
A series of plans are prepared and submitted for approval. The purpose of this process is to clearly establish the development plans for property within the zone while recognizing

the large-scale nature of the development and the need for integrated planning. Notices should be sent to the South Willard Community so they may attend and comment on the proposed plan.

▪ **Level Two - Community Structure Plan**

Establishes the major infrastructure systems, the unifying systems for the development such as open space and transportation corridors, and provides locations of the more specific land uses. It also include major systems for the larger development such as major roadways, open space networks, general location of villages, towns, neighborhoods, parkways. Notices should be sent to the South Willard Community so they may attend and comment on the proposed plan.

▪ **Level Three – Master Subdivision Plan**

Provides more detailed information regarding the proposed development of a multi-phased portion of the property and, when recorded, subdivides portions of the property into logical development units. These plans are similar to requirements of preliminary plat, but with less detail. Show major development parcel locations, open space system, major infrastructure associated with roadways.

▪ **Level Four – Project Plan/Preliminary Subdivision Plat**

All requirements of preliminary plat and many requirements of site-plan review and condominium map reviews processes, if applicable.

▪ **Level Five – Final Plat Approval**

Final plat and site plan

Gravel Pits

- The Committee is aware that gravel pits are regulated by State law, and the County also has approved a conditional use permit (in the early 1990s) setting conditions of operations of these pits. Yet the noise and dust impact the community.
- The South Willard Community representatives should work with the gravel companies and the County to lessen the impact of truck traffic, dust, air quality, noise and light pollution. The Committee strongly recommends the County monitor and enforce the conditions of the Conditional Use Permit at all times (not just during business hours).

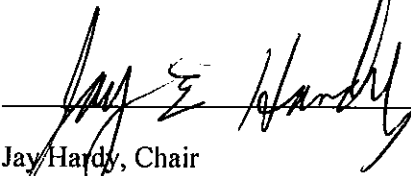
SECTION 2: Effective Date. This resolution shall become effective fifteen (15) days after its adoption.

PASSED, ADOPTED AND A SYNOPSIS ORDERED PUBLISHED this _____ day of _____, 2008, by the Board of County Commissioners of Box Elder County, Utah,

Commissioner Davis Voting _____

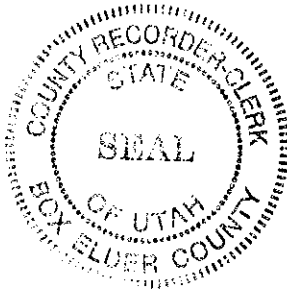
Commissioner Hardy Voting _____

Commissioner VanDyke Voting _____




Jay Hardy, Chair

Box Elder County Commission



Attest:



LuAnn Adams

Box Elder County Recorder/Clerk