

ORDINANCE NO. 274

AN ORDINANCE OF BOX ELDER COUNTY, UTAH AMENDING THE BOX ELDER COUNTY GENERAL PLAN BY ADOPTING THE WEST CORINNE COMMUNITY PLAN; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON PUBLICATIN AFTER FINAL PASSAGE.

WHEREAS, the Box Elder County Planning Commission, after notice and public hearing as required by State law, has prepared and approved a community plan for the West Corinne Community Planning Area and recommended to the County Commission that the Box Elder County General Plan be amended to include the West Corinne Community Plan; and

WHEREAS, the Box Elder County Commission, after notice and public hearing as required by State law, has determined that the proposed amendment to the Box Elder County General Plan is in the best interests of the City.

NOW, THEREFORE, the Box Elder County Commission hereby ordains:

SECTION 1. General Plan Amended. The Box Elder County Commission hereby amends the Box Elder County General Plan by approving and adopting the West Corinne Community Plan, as detailed in Exhibit A attached hereto and incorporated herein by reference.

SECTION 2. Effective date. This ordinance shall become effective immediately upon publication after final passage.

PASSED, ADOPTED AND ORDERED PUBLISHED this 29th day of June, 2004.

Clark A. Davis
FBO COMMISSION CHAIR
SUZANNE R REES 12/2/04
Box Elder County Commission Chair

Exhibit A
WEST CORINNE 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: Possible future zoning designations
- Road extensions as illustrated on the Street Map
 - 6800 West south to Bird Refuge Road
 - 6000 West extended south from 4000 North to 800 North
 - 2400 North from 4400 West to 7600 West
 - 4000 North from 4800 West to 6800 West (Iowa String Road)
 - 2800 West (Pack Hatch Road) from Calls Fort Road to SR 83
 - 2560 West from SR 83 to 000 North

Action Items

- Amend the agricultural zones to allow:
 - Trucking companies
 - Subdivision of several lots to provide for family members
- Subdivision plats from the 1800s. As new developments come in, abandon those subdivision plats which are no longer functional.

- Water
 - Encourage water districts and water companies to investigate and implement (if possible) an impact fee system. As Box Elder County develops, those who cause the impacts should pay for needed infrastructure.
 - As development occurs, the County should implement water loops to assure adequate water pressure near and at the end of the water lines.
- Fire
 - Encourage the County Commission and Corinne City to upgrade fire equipment.
 - Support the Memorandum of Agreement between the Water Conservancy District and Box Elder County which color-codes hydrants to indicate available water pressure.
- Work with County and State transportation officials to:
 - Provide turning lanes at SR 83 and Iowa String Road
 - Rework intersection where SR 83 and SR 13 meet (near Agricultural Park) and reverse yield signs
 - Improve the intersection where 2800 West (Pack Hatch Road) meets Highway 83, e.g., turning lanes
 - Rework the I-15 Exit 368 to be a full interchange
 - Improve Cemetery Road (900 North)
 - Work with WalMart to encourage their truck drivers to show greater courtesy on the various roads within this area.

Exhibit A
WEST CORINNE COMMUNITY PLAN

Land Use Goals & Policies

Goal: To ensure consistent reviews of proposed developments, the Box Elder Planning Commission will use the following policies as guidelines:

Land Use Policies

- 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 single-family residential and higher intensity residential unit developments.
- Zoning should reflect the prevailing character of an overall district or neighborhood to the largest extent possible. Districts determined to be in transition may be given special consideration.
- 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.
- Where possible, properties that face each other across a local street should be the same or similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.
- Commercial and manufacturing land uses should be located on collector and arterial streets, avoiding local streets which serve residential zones. Access to these uses also should avoid local streets within residential zones.

- Cluster housing and planned unit developments may develop in phases as long as they are united by compatible themes and architecture.
-

Transportation Goals & Policies

Goal: To assure orderly growth and minimize impacts of traffic on adjacent uses, the following policies will be used when reviewing development proposals.

Transportation Policies

- **Hierarchy of streets.** Box Elder County will implement a road system based on a "hierarchy of streets," where local roads feed into minor collectors, which then connect to major collectors and arterials.
- **Design along arterials and major collectors.** Landscaping and trees will be provided in the parkstrips along the major arterials and major collectors, i.e., State Roads 83 & 13; Iowa String Road.
- **Limited access onto arterials.** As the County grows, the number of turning movements on and off the major arterials will be limited to assure the smooth flow of traffic.
- **Backfacing lots.** In order to minimize access and turning movements on arterial roads, the County should encourage back facing lots onto arterial roads within residential developments. This allows local to empty onto collector roads, which then flows into arterial roads.

West Corinne Community Planning Log

- June 20, 2002 Discussion with Planning Commission regarding community planning process
- August 15, 2002 Brainstorming planning ideas for West Corinne – this was an exercise to help the Planning Commission visualize how the planning process would work.
- September 19, 2002 Continued discussion of the West Corinne Community Plan possibilities. This information was later used as background information for the Town meeting to give the citizens something to react to and get the discussion going.
- May 1, 2003 West Corinne Community Plan Town Meeting – Presentation of background information on West Corinne and explanation of the planning process. The Planning Commission Chairman asked for volunteers to serve on an Advisory Committee.
- May 12, 2003 First meeting of the Advisory Committee. Discussion centered around the water system, fire protection and general planning issues.
- May 21, 2003 The Box Elder Planning Commission approved the committee process and members.
- June 26, 2003 Advisory Committee meeting
- July 10, 2003 Advisory Committee meeting
- August 7, 2003 The memos were sent and the meeting advertised, but the meeting was cancelled as last minute problems with staff being there.
- September 4, 2003 Advisory Committee meeting
- September 26, 2003 Advisory Committee meeting – At this meeting, the Committee approved their recommendations for the Planning Commission, discussed the process for the public hearing on the plan before the Planning Commission (e.g., provide options), and presentation of preliminary recommendations to the Planning Commission at its October meeting.

West Corinne Community Plan

Box Elder Planning Commission Recommendations

Background

By Utah State Law indicates, "The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the county. The general plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the planning commission's recommendations of the development of the territory covered by the plan..." [*Note: The community plans are adopted as part of the General Plan.*]...

On May 1, 2003. The Planning Commission held a "town meeting" to begin a planning process to develop a community plan for the West Corinne area (see attached maps for boundaries). The purpose of that meeting was to explain the planning process, describe what a community plan looks like and how zoning works, and to ask whether the community wanted to pursue the idea of a community plan. It was the consensus that a plan was an idea worth looking at. *As background for this meeting, a handout was prepared which described the basic process and structure of the plan. This is attached for your review.*

Following the town meeting, the Planning Commission felt it a good idea to appoint several individuals from the West Corinne area to suggest what should be considered as part of the plan. Seven individuals were appointed, and for one reason or another, only four of these attended the committee meetings regularly. Those individuals who participated on the Advisory Committee were: John Ferry, Dee Hardy, Max Moore, and Whitney Young.

The Committee held seven meetings to develop the plan. When the Committee felt comfortable with their proposed plan, they wanted to present this to the West Corinne citizens and to the Planning Commission, with the understanding that following such a meeting, the Committee might want to make changes to their proposed plan.

March 25, 2004. The West Corinne Advisory Committee and the Box Elder Planning Commission held a joint public hearing to present the proposed plan. The Community Plan consisted of policies, immediate zoning changes, guidelines for the future, and action items. These were presented to the West Corinne citizens. Many good ideas and questions were raised at this meeting. To give the citizens of West Corinne time to consider what was proposed, the public hearing was continued to April 15th.

April 15, 2004. The Advisory Committee and Planning Commission continued to take comments. At the conclusion of this meeting, the Advisory Committee suggested holding a meeting on April 28th for the Committee to further discuss the plan with its citizens. In response to this offer, the Planning Commission continued the public hearing to their next meeting on May 20th.

April 28, 2004. The Advisory Committee held their meeting at the Corinne Elementary School. They responded to all questions asked, and then concluded the meeting (the meeting lasted forty-eight minutes). Many changes were made to the proposed zoning and community plan maps.

May 20, 2004. The West Corinne Advisory presented their final recommendations to the Planning Commission. Once receiving these recommendations, the Planning Commission closed the public hearing, discussed the plan, and made a motion to recommend the West Corinne Community Plan as developed by the Committee to the County Commission. The County Commission makes the final decisions on a plan.

Community Plan Elements

The Community Plan looks at where the uses will go and how they relate to each other. These uses include residential, commercial and manufacturing developments, streets, environmentally sensitive areas, agriculture and open space. The community plan being developed for various areas of Box Elder County consist of five parts:

- **Plan policies** – These policies will help guide Planning Commission and County Commission when reviewing future developments proposed in the County

- **Community Plan Map** – This map (Map B) illustrates the plan policies and proposed zoning districts (both to be zoned now and other in the future).
- **Immediate Zoning** – Map A is proposed to be adopted at the same time the Plan is adopted.
- **Guidelines for the Future** – These are zoning districts (Map B) which may be considered by the Planning Commission and County Commission sometime in the future when population growth warrants these services. The “Guidelines” also include other future actions such as the extension of roads, improvement of intersections, etc.
- **Action Items** – These are asking the County Commission or its Staff to follow up on items e.g., more information, work with other government agencies to solve a particular problem, draft an ordinance, upgrade roads (e.g., cemetery road), upgrade equipment (e.g., fire equipment), etc.

West Corinne Community Plan

Before you today is the Community Plan as proposed by both the Planning Commission and the West Corinne Community Advisory Committee. To adopt the plan, the County Commission must:

- Hold the public hearing
- Adopt a resolution which amends the Box Elder General Plan to include the West Corinne Community Plan
- Adopt an ordinance rezoning the property as outlined on Map A.

To assist you in making the decision whether to approve the plan or not, we have attached the following information:

- A Background Report which provides information about West Corinne, e.g., transportation, present land uses, environmental concerns, etc.

- Minutes of the town meeting, public hearings, and meetings of the Advisory Committee
- A log of the meetings held to discuss the Community Plan.

WEST CORINNE COMMUNITY PLAN

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WEST CORINNE COMMUNITY PLAN

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West Corinne Community Proposed Zoning

Map A

Current Zoning

-  MU-160 (Multiple Use - 160 acre lots)
-  RR-5 (Rural Residential - 5 acre lots)

Possible Zoning

-  Proposed MU-40
-  Proposed A-20
-  Proposed RR-20
-  Proposed MU-160

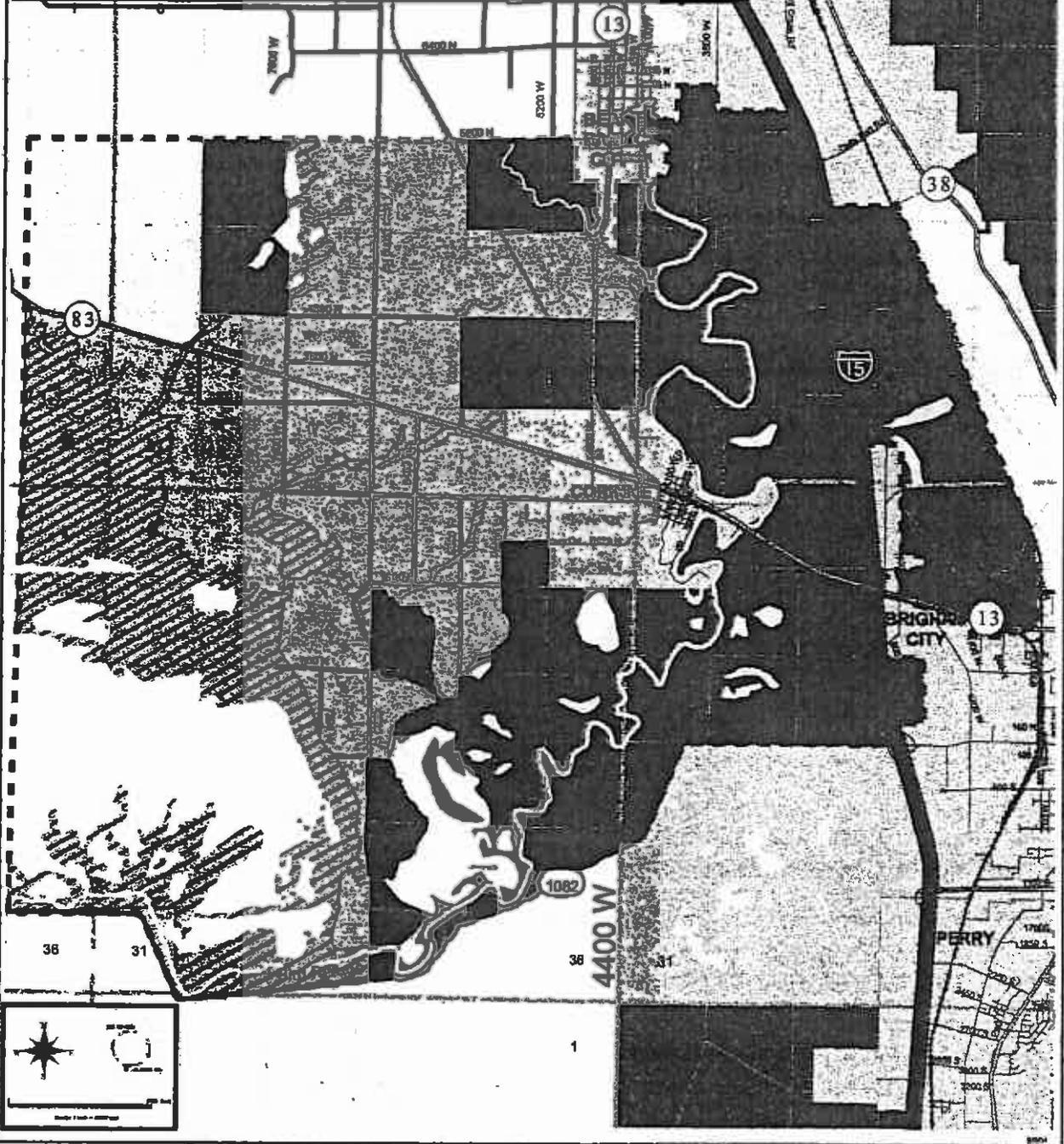
-  Proposed Sensitive Area Overlay

Transportation

-  Interstate
-  Highway
-  On/Off Ramp
-  County Roads
-  City Roads
-  Railroads

-  Planning Area

-  City Boundaries
-  Water



West Corinne Community Plan

Map B

Transportation

- Possible Minor Collectors
- Interstate
- Highway
- On/Off Ramp
- County Roads
- City Roads
- Railroads

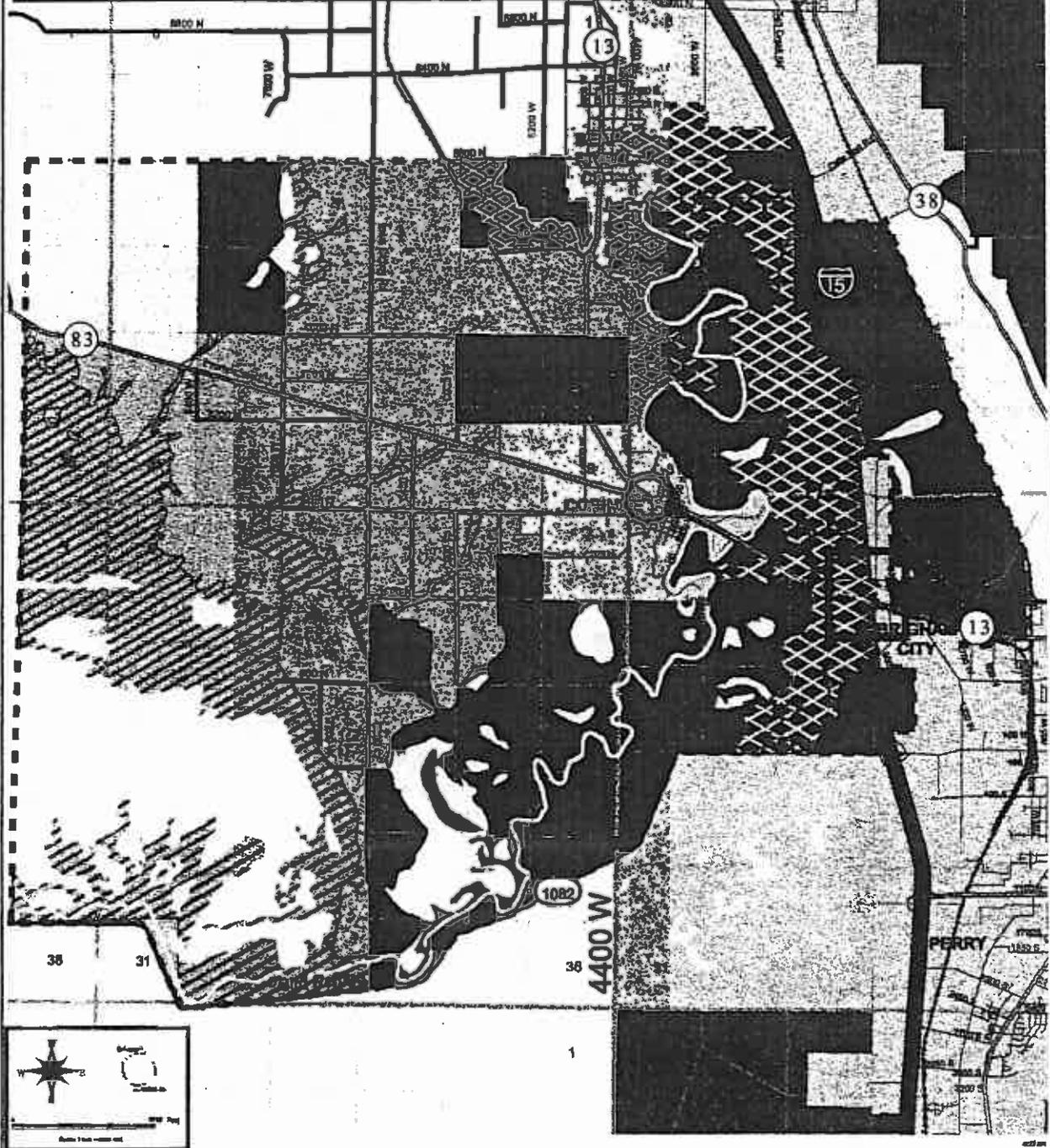
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- MU-160 (Multiple Use - 160 acre lots)
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Possible Zoning

- Possible MU-40
- Possible A-20
- Possible RR-20
- Possible MU-160
- Possible Industrial M-G

- Possible Sensitive Areas Overlay
- Possible One-Half Acre
- Possible 1 Acre +
- Possible 1 Acre or Industrial
- Planning Area
- City Boundaries
- Water



WEST CORINNE COMMUNITY PLAN

Background

Box Elder County General Plan

The overall County General Plan was adopted in 1998. The Plan sought to address specific issues identified by County residents as County priorities, and outlined a series of strategies designed to accomplish the Plan's goals and objectives. Excerpts from this Plan will appear throughout this background report on West Corinne.

The Plan emphasizes that as growth continues along the Wasatch Front, Box Elder County will receive additional development pressure. To ensure that future growth enhances rather than detracts from the County's character, it is important that County land use and development priorities and objectives are clearly identified.

It goes on to stress that the County supports orderly residential, commercial, industrial, agricultural, and recreational growth and development and needs to identify areas within the County that are appropriate for these uses. Development will be allowed to continue in a responsible manner and in locations, which contribute to the economic and social well being of County residents.

The Box Elder County General Plan looks at the entire county, which is very large, and therefore by its very nature, general. The planning process now underway is to go beyond the General Plan to look at sections of the County in more detail. This could be by topic (e.g., bicycle master plan, open space plans, and wetlands) or by area (e.g., community plans).

West Corinne

The West Corinne Community boundaries are Brigham City on the east, Little Mountain (10000 West) on the west, Bear River on the south and Corinne and Bear River Cities on the north.

West Corinne Community Planning

The Box Elder County Planning Commission held a town meeting on May 1, 2003 to discuss the idea of doing a community plan. General information was presented and the citizens were asked to comment. They also were invited to participate on a planning advisory committee, which would meet bi-weekly to discuss planning options for this area. Of those who volunteered, the Planning Commission chose seven. Those individuals were: Robert Andersen, Bryan Davis, John Ferry, Dee Hardy, Max Moore, Alan Riser, and Whitney Young. They met for several meetings over a three-month period.

The West Corinne Community Plan presented here are the recommendations from that advisory committee. Once adopted (after the Planning and County Commissions make their changes), this community plan will become part of the overall Box Elder County General Plan.

WEST CORINNE COMMUNITY PLAN

Environmental Concerns

Distinctive environmental features of West Corinne are the Bird Refuge, Great Salt Lake, wetlands and designated flood area

Floods happen. They are a natural part of the water cycle. By building on floodplains or wetlands, we change the landscape and ground system enough for our land to lose its ability to soak up the rain. The result is increased damage that water causes, e.g., erosion, loss of property and habitat.

In addition to the water quality and safety reasons, preserving wetlands and floodplains provide open space that protects our landscape and adds to the beauty of our surroundings.

A floodplain is an area next to a river, stream or creek that may be covered with water following heavy rainstorms. This plain holds the excess water allowing it to be slowly released into the river system and seep into groundwater aquifers. Floodplains also give time for sediment to settle out of floodwaters, thereby keeping it out of water bodies. Floodplains often support important wildlife habitat and are frequently used by humans as recreation areas.

The 100-year floodplain is the land that will be covered with water during a 100-year storm, and is the accepted limit for protection. The 100-year storm is an amount of rain so heavy that the chances of experiencing such a storm are one in 100. Of course, this is an average, and there may come a time when a community experiences two 100-year storms in a row or more frequently than a 100 years.

Water

Everyone needs water, and everyone can use more water. Having rights to water, assuring water quality, and distributing that water are crucial elements of the planning process. Because of their expertise, water is usually treated and distributed by water service districts or companies. These may be both public and private entities.

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

Having water is only part of the challenge. Getting the water treated and distributed throughout the service area must also be addressed. At present, West Corinne Water Company serves West Corinne and may have enough water, but adequate pipe size and locations are a problem

New land development at this time is most likely going to occur in areas where water adequate services are available. For the last two years, the West Corinne Water Company has placed a moratorium on new hookups. During that time, a new line has been extended on Iowa String Road from 4000 North south.

In the future, if new growth demands more pipes, reservoirs, pumps, and other infrastructure that the main does not have, growth will be limited. If the main system is in place, the extension of the pipes can be a condition of approving subdivisions (In later years, as other subdivisions hook onto that line, the developer can be reimbursed).

WEST CORINNE COMMUNITY PLAN

Fire Protection

Availability of water and water pressure to developments also raises concern about fire protection. Box Elder County has entered into a Memorandum of Understanding with the Bear River Water Conservancy District regarding the water pressure needed in subdivisions in "isolated rural areas and small communities." In these areas, fire hydrants will be color-coded to indicate the gallons of water per minute that the hydrants are capable of delivering.

Land Use

A plan is the means by which a community can decide whether their land will develop by a well-thought out design or by chance. Too often, how a community evolves depends on the accumulated decisions made by developers or the Planning Commission on individual parcels. Unless there is a clear vision of where the community wants to go, one does not know (once the land is developed) whether it will look like a coherent community or a modge podge.

The Box Elder County General Plan indicates the following guidelines for land use decisionmaking:

- 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 Box Elder County General Plan indicated the open, agricultural landscape contributes to the County's quality of life and sense of place. The plan goes on to say that as Box Elder County further plans the county, leaders will pursue this goal with three objectives in mind:

- Protecting prime agricultural land
- Maintaining the County's rural character and lifestyle
- Protecting private property rights

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 then 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 lose its open space and rural qualities.

It must be a goal of planning Box Elder County, that a variety of land uses (particularly in housing design and options) be provided.

WEST CORINNE COMMUNITY PLAN

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."

Residential Uses

Presently in the West Corinne area, most of the residential exists on scattered lots or as part of the agricultural land. There are new subdivision developments starting to pop up in a variety of locations.

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

Commercial

Most of the commercial services to this area are provided within Brigham, Corinne, and Bear River Cities, with a scattering of small businesses in the unincorporated areas. Commercial services will increase as the population increases.

Commercial development in unincorporated areas often occurs along major thoroughfares, and adjacent to existing communities.

Major manufacturing uses exist within the unincorporated areas, e.g., Wal Mart. In addition, the County has developed an Agricultural Business Park to accommodate and group various businesses related to that purpose. Manufacturing uses, like commercial services, typically located along the major thoroughfares. They also need to be sensitive to adjacent land uses and the environment.

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
- canals

WEST CORINNE COMMUNITY PLAN

Zoning

Zoning as a tool

Zoning is a useful tool of the police power given by the state to cities. Properly used, it can play an important part in helping local governments guide development. No matter how good or how effective the zoning in a particular community may be, property owners, developers, individual citizens, and decisionmaking bodies still make a variety of decisions which heavily influence, if not determine, the final land use patterns of the community.

Zoning regulations

Zoning regulations take two forms: (1) the zoning ordinances, and (2) the zoning map. The zoning map shows the boundaries and labels of the zones into which the community has been divided. The zoning ordinances define the allowed uses in each zone and the development criteria for each, e.g., lot sizes, setbacks, height, landscaping, signage, etc.

Zoning Districts

Districts of common uses. The State law and the courts require that zoning be based on classes of land uses. This assures that all properties within a district are treated the same.

Within each district, the zoning ordinance indicates:

- Types of land uses allowed
- Development standards, e.g., setbacks, height, lot size

This assumes, of course, that all land is flat, square, and fit the same on the street. Most land does. But for those that do not, the

Board of Adjustment can be approached to "vary" these standards. It is the safety valve on the ordinance to assure that property owners of unusual lots will not be denied the rights others are given

Uses with common characteristics.

Ordinances also may address types of uses which have common characteristics, but which are spread out and not in a district. In this case, the ordinance describes the characteristics, what uses are allowed, and provides standards.

An example is historic buildings. Salt Lake City, Park City and Ogden ordinances indicate that buildings on the National Register of Historic Places or on their local register may be allowed to have offices, higher density multiple units, etc. These uses often appear on in commercial zones, but in the case of historic buildings, they may be allowed in a residential zone if all standards are met. This provides incentives for rehabilitating historic resources, which often become a focal point within a neighborhood. It also eliminates the blight than vacant building can cause.

Types of uses within a district.

Traditionally, land uses are divided into four zones: residential, commercial, industrial and agricultural. Under each of these zones, the ordinances list two types of uses:

- **Permitted uses:** Uses which are allowed under the Zoning Ordinance, provided the applicant has met all the requirements of the zone (e.g., setbacks). The applicant does not go before the Planning Commission or Council if all the requirements are met, but simply applies for a building permit.

WEST CORINNE COMMUNITY PLAN

- **Conditional uses:** Uses which may be allowed if certain conditions are met. These uses must be compatible with the permitted uses of the district. At the same time, they may be suitable and desirable only in certain locations, and/or only if such uses are designed, laid out, and constructed on the proposed site in a particular manner. The applicant must go to the Planning Commission for review of his/her development before a permit is issued.

Nonconforming uses. A third term used a lot in planning discussions is non-conforming uses. There are two types of non-conforming uses:

- **Legal nonconforming uses** - The prior lawful use of land or a building or structure which is now prohibited by zoning regulations pertaining to the zone in which the building or land is situated. This was due to a change in the zoning district designation or in zoning ordinance provisions. The use existing before the zone was changed may remain, but if the use ceases for more than a year, the new use must abide by the new zoning district regulations.
- **Illegal nonconforming uses** - Those uses that do not meet the current or previous zoning ordinance provisions, but the structure was built without permission from the County.

Intensity of Uses. The zoning districts differ in terms of intensity, e.g., some uses generate more traffic, noise, dust, etc. than others. The zones start with the least intense (usually agricultural uses) and move toward the most intense (usually manufacturing uses). The chart on the next page outline the various zones adopted in Box Elder County.

Areas needing special attention. The Box Elder zoning ordinances provides zones to deal with areas where by the nature of the land, need additional regulations. They are:

- **Multiple Use Districts.** The purpose of this district is to establish areas in mountain, hillside, canyon mountain valley, desert, and other open and generally undeveloped lands where human habitation should be limited in order to protect land and other open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of the land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, waster pollution, soil erosion, danger from brushland fires, damage to grazing and livestock raising, and to wildlife values; to avoid premature development of lands by discouraging intensive development.
- **Sensitive Area.** Areas which possess physical and/or environmental characteristics which require special public consideration development might affect: the structure or the land; the management of surface or subsurface water; safety of future land occupants due to increased fire, earthquake, or storm hazards from the proposed development; or the uneconomic extension of public facilities and services. Of specific concern is development of flood-prone areas, earthquake zones, landslide area, and areas of steep slopes or unstable soils, wetlands, noise or other pollution sensitive areas.

WEST CORINNE COMMUNITY PLAN

Transportation

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.

Development of the Road System

Except for Federal and State roads, which connect cities and counties, the local roads are developed and extended when development occurs. The developer needs to provide access to his/her development and the road to travel on. Once the road is constructed, it is dedicated to the county or city, which then is responsible for its maintenance in the future. In some cases, roads within developments (e.g., planned unit developments, mobile home parks) are kept as private roads and are maintained by the homeowners association not by a public entity.

Hierarchy of Roads

General definitions 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 Road

- 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 within a subdivision
- Rural roads, e.g., dirt road across something like jeep trails

Each type of road varies in width, called a right-of-way (ROW). A ROW includes sidewalks, parking strips (that grassed area between the curb and sidewalk), curb and gutter, and the roadway. The typical ROW widths by types of roads in Box Elder County are:

- Arterial - 80' or higher
- Major Collector - 66' to 80'
- Minor Collectors- 60' within subdivisions
- Local Roads - 60' or 66'
- Dead end or cul-de-sac - 50' with a 50' radius for a circle

The Box Elder 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 COMMUNITY PLAN

Landscaping Along Arterial and Collector Roads

As the community grows with further development, the landscape will begin to change. What image does West Corinne want to have? When residents and visitors drive through West Corinne, their main view will be from the roadway. What will they see? What do you want them to focus on? One option is tree-lined roads that catch the driver's attention and focus them in the far distance that may be agricultural lands, mountains, and the lake. Much like the wonderful sycamores lining Brigham City's main street. It welcomes the visitor and invites them to enjoy the beauty of the city. A policy has been included in this report to address the design of the major arterial and collector roads.

WEST CORINNE COMMUNITY PLAN

Summary of West Corinne Plan

Land Use Goals & Policies

Goal: To ensure consistent reviews of proposed developments, the Box Elder Planning Commission will use the following policies as guidelines:

Land Use Policies

- 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 single-family residential and higher intensity residential unit developments.
- Zoning should reflect the prevailing character of an overall district or neighborhood to the largest extent possible. Districts determined to be in transition may be given special consideration.
- 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.
- Where possible, properties that face each other across a local street should be the same or similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.
- Commercial and manufacturing land uses should be located on collector and arterial streets, avoiding local streets which serve residential zones. Access to these uses also should avoid local streets within residential zones.

- Cluster housing and planned unit developments may develop in phases as long as they are united by compatible themes and architecture.

Transportation Goals & Policies

Goal: To assure orderly growth and minimize impacts of traffic on adjacent uses, the following policies will be used when reviewing development proposals.

Transportation Policies

- ***Hierarchy of streets.*** Box Elder County will implement a road system based on a "hierarchy of streets," where local roads feed into minor collectors, which then connect to major collectors and arterials.
- ***Design along arterials and major collectors.*** Landscaping and trees will be provided in the parkstrips along the major arterials and major collectors, i.e., State Roads 83 & 13; Iowa String Road.
- ***Limited access onto arterials.*** As the County grows, the number of turning movements on and off the major arterials will be limited to assure the smooth flow of traffic.
- ***Backfacing lots.*** In order to minimize access and turning movements on arterial roads, the County should encourage back facing lots onto arterial roads within residential developments. This allows local to empty onto collector roads, which then flows into arterial roads.

WEST CORINNE COMMUNITY PLAN

Land Use Goals & Policies

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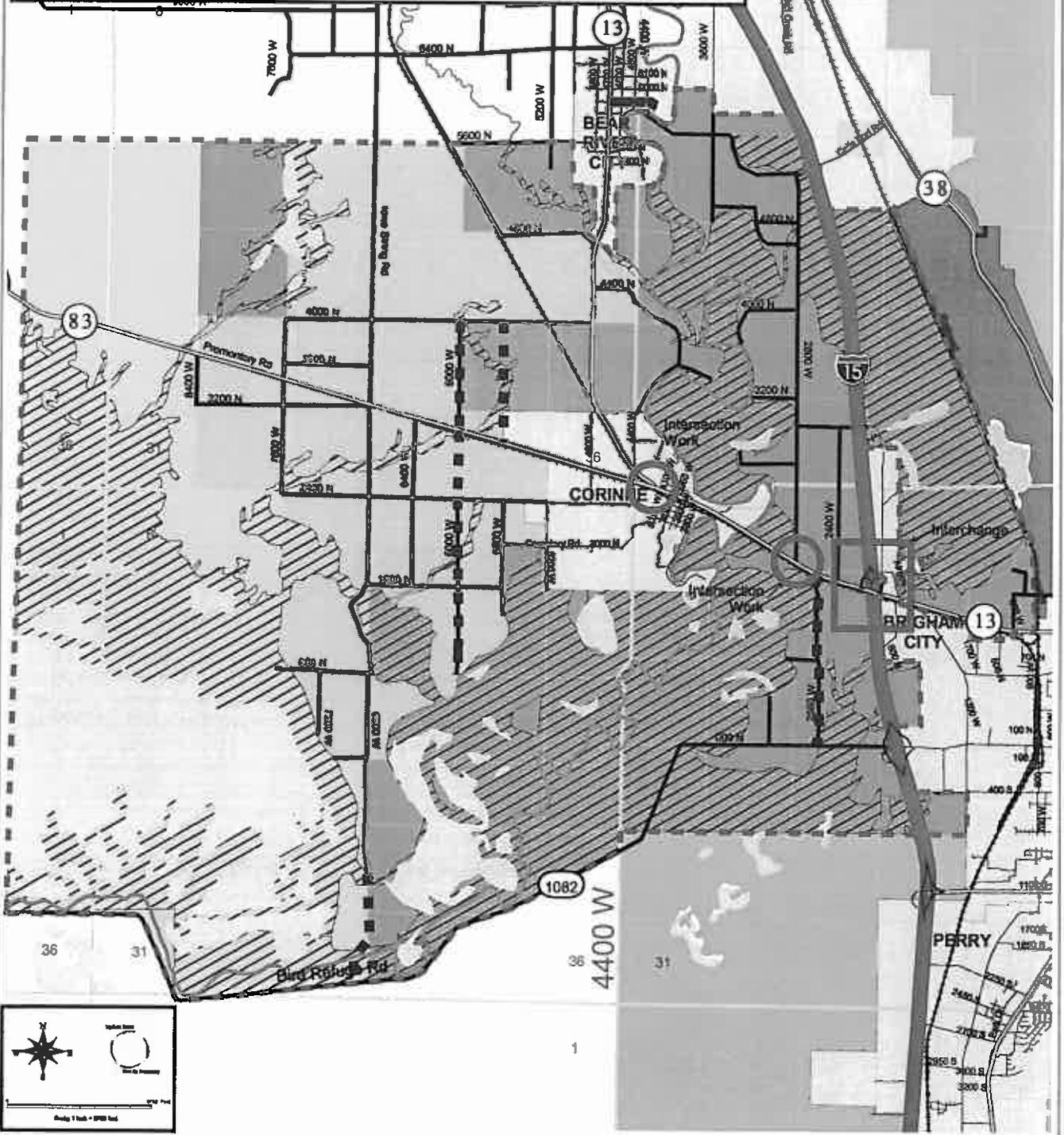
West Corinne Community Proposed Zoning

Map A

- Current Zoning**
- MU-160 (Multiple Use - 160 acre lots)
 - RR-5 (Rural Residential - 5 acre lots)
- Possible Zoning**
- Possible MU-40
 - Possible A-20
 - Possible RR-20
 - Possible MU-160
 - Possible Industrial M-G
 - Possible Sensitive Areas Overlay

- Transportation**
- Possible Minor Collectors
 - Interstate
 - Highway
 - On/Off Ramp
 - County Roads
 - City Roads
 - Railroads

- Planning Area
- City Boundaries
- Water



7200 N

83

38

CORINNE

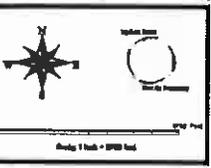
BRIGHAM CITY

13

1082

4400 W

PERRY



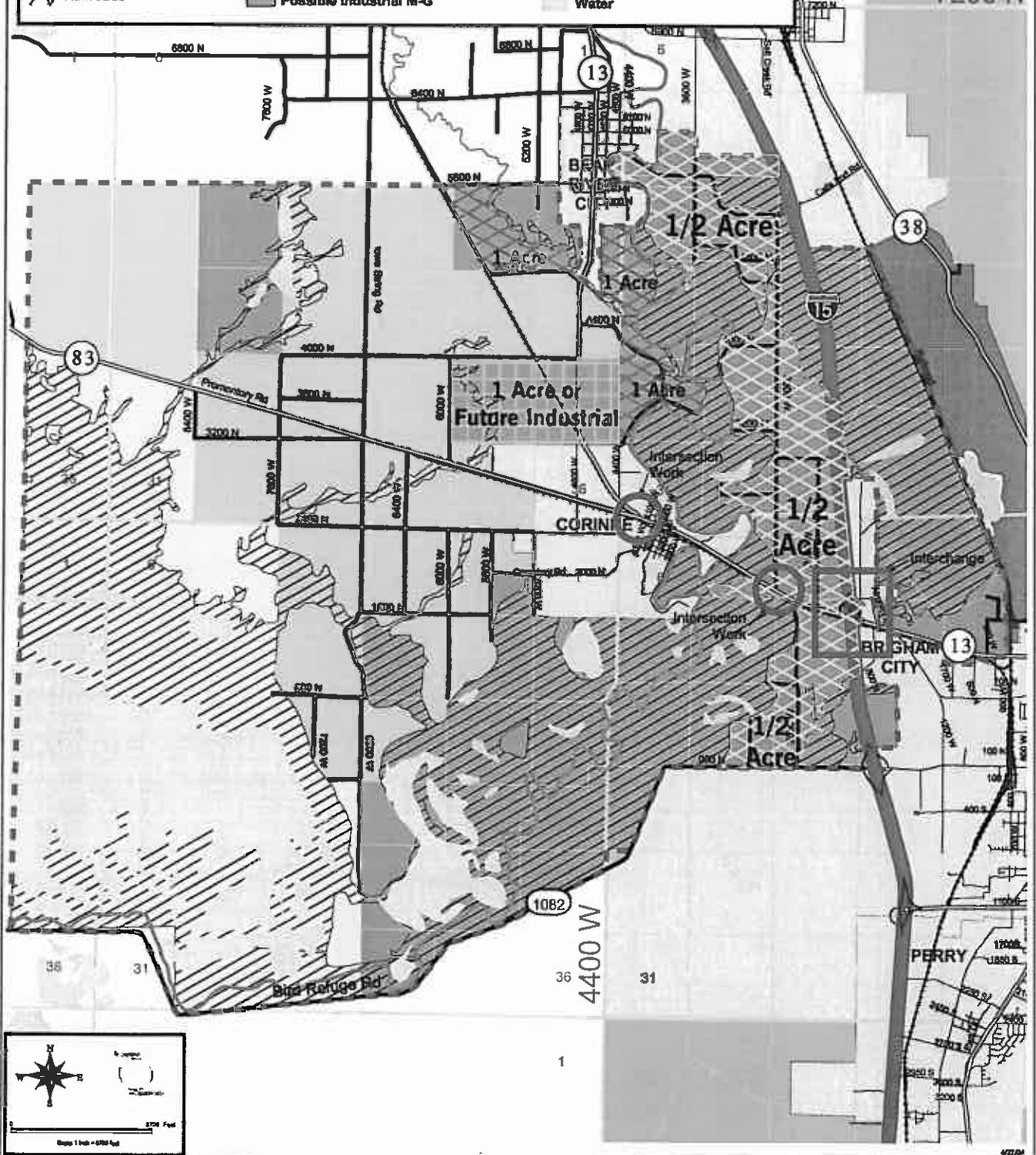
West Corinne Community Plan

Map B

- Transportation**
- Possible Minor Collectors
 - Interstates
 - Highway
 - On/Off Ramp
 - County Roads
 - City Roads
 - Railroads

- Current Zoning**
- MU-160 (Multiple Use - 160 acre lots)
 - RR-5 (Rural Residential - 5 acre lots)
- Possible Zoning**
- Possible MU-40
 - Possible A-20
 - Possible RR-20
 - Possible MU-160
 - Possible Industrial M-G

- Possible Sensitive Areas Overlay
- Possible One-Half Acre
- Possible 1 Acre +
- Possible 1 Acre or Industrial
- Planning Area
- City Boundaries
- Water



7200 N

