

# BOX ELDER COUNTY PLANNING COMMISSION AGENDA

July 20, 2023

Agenda review with Planning Commissioners at 6:00 p.m.

1. **CALL TO ORDER 7:00 p.m.** (County Commission Chamber Room, Main Floor)
  - a. Roll Call (Commissioners S. Zollinger, B. Robinson, M. Wilding, J. Holmgren, J. Pugsley, V. Smith, J. Jacobsen, and L. Jensen)
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL of the June 15, 2023 Planning Commission Minutes.**
5. **UNFINISHED BUSINESS**
  - a. **NONE**
6. **PUBLIC HEARINGS**
  - a. **ORDINANCE TEXT AMENDMENT, Z23-011, Request for a text amendment to remove Exhibit A, New Road Standards 2014 from the Box Elder County Land Use Management & Development Code. ACTION**
  - b. **ORDINANCE TEXT AMENDMENT, Z23-012, Request for a text amendment to add Section 5-1-370 Landscape Requirements, to the Box Elder County Land Use Management & Development Code. ACTION**
7. **NEW BUSINESS**
  - a. **LOOKOUT MOUNTAIN SUBDIVISION, SS23-010, Request for preliminary plat approval for a 10-lot phase 1 of a subdivision located at approximately 16250 North 6000 West in the Riverside area of unincorporated Box Elder County. ACTION**
8. **WORKING REPORTS**
  - a. **Multi-family housing language.**
9. **PUBLIC COMMENT**
10. **ADJOURN**

# BOX ELDER COUNTY PLANNING COMMISSION MINUTES JUNE 15, 2023

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The Board of Planning Commissioners of Box Elder County, Utah met in the Box Elder County Commission Chambers at 7:00 p.m. The following members were present by a roll call, constituting a quorum:

*Roll Call*

Mellonee Wilding	Chairman
Jared Holmgren	Vice-Chair
Lonnie Jensen	Member
Steven Zollinger	Excused
Bonnie Robinson	Excused
Jed Pugsley	Excused
Jennifer Jacobsen	Member
Vance Smith	Excused

*the following Staff was present:*

Scott Lyons	Comm Dev Director
Marcus Wager	County Planner
Destin Christiansen	County Planner
Stephen Hadfield	County Attorney
Boyd Bingham	Excused
Diane Fuhriman	Executive Secretary

**Chairman Mellonee Wilding** called the meeting to order at 7:00 p.m.

The Invocation was offered by **Commissioner Jennifer Jacobsen**.  
Pledge was led by **Commissioner Jared Holmgren**.

**The following citizens were present & signed the attendance sheet.**

No citizens were in attendance

The Minutes of the May 18, 2023 meeting were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by **Commissioner Jared Holmgren** to approve the minutes as written. The motion was seconded by **Commissioner Jennifer Jacobsen** and passed unanimously.

**UNFINISHED BUSINESS**

**ALPINE SPRING ESTATE SUBDIVISION, SS22-020, Request for preliminary approval for a 19 lot subdivision located at approximately 300 West 100 South in the Fielding area of Unincorporated Box Elder County. ACTION**

Staff explained the preliminary plat was first presented to the Planning Commission in July 2022. The existing parcel is 70.47 acres in size. Nineteen new lots are being proposed over multiple phases. The new lots are between 0.5 and 0.73 acres in size. Upon review, the item was tabled for up to six months due to issues with several lots not meeting development requirements based on FEMA floodplain issues. The applicant was notified of the floodplain issues in May, July, and September. The request came back before the Planning Commission in December 2022 and was once again tabled for up to 6 months. The applicant stated at that time they have been working

with FEMA but the floodplain issues have yet to be resolved. Staff has not received any updates since December 2022 and has requested feedback from the developer via email. The applicant replied they are still working with FEMA and will keep staff posted when something comes up.

Staff explained the actions the Planning Commission can take at this time. The plat can be tabled again and wait to see if there are any updates with the issues the request has. The Planning Commission may also deny the preliminary plat based on the plat as currently proposed, does not comply with county development standards; and that modifications may be made to bring it into conformance with the County Land Use Management & Development Code but staff has not seen those modifications to date.

**Commissioner Mellonee Wilding** asked how much communication has been received by staff between July and December. Staff said the applicant has responded to communication when asked but has not initiated any communication. **Commissioner Wilding** said the lack of action is the biggest issue for her. She is inclined to have them come back when they are ready.

**Commissioner Jared Holmgren** stated where they have not initiated any contact, we do not know if this request is dead in the water.

**MOTION:** A Motion was made by **Commissioner Jennifer Jacobsen** to deny application SS22-020, a preliminary plat for Alpine Spring Estates Subdivision based on the following findings of staff: **a.** The plat as currently proposed does not comply with county development standards; **b.** Modifications to the proposed preliminary plat may be made to bring it into conformance with the County Land Use Management & Development Code, some modifications are known at this time, some are not as they are dependent on the result of the applicant's outcome with FEMA **c.** Lack of progress with the following conditions being met. 1) Submission of a water will-serve letter prior to Phase 2 final plat application, 2) Submission of an approved Letter of Map Amendment from FEMA for the removal of the floodplain burdening Lots 3-6 and 17-19. 3) Submission of an updated feasibility letter from the BRHD. 4) Compliance with all BRHD comments. 5) Submission of proposed secondary water ownership and distribution. 6) Compliance with all County Staff reviews and comments. 7) Compliance with Article 5 Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code. 8) Compliance with Chapter 6-1, Subdivisions, of the Box Elder County Land Use Management & Development Code. 9) Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc. The motion was seconded by **Commissioner Jared Holmgren** and unanimously carried.

## **PUBLIC HEARINGS**

**ORDINANCE TEXT AMENDMENT, Z23-010, Request for a text amendment to several Sections of Chapter 2-2, Administrative & Development Review Procedures of the Box Elder County Land Use Management & Development Code to update noticing requirements to be in compliance with new State legislation.**

Staff explained the Planning Commission will need to determine if this request meets the following review standards from Section 2-2-080 of county code.

- A. Whether the proposed amendment is consistent with goals, objectives and policies of the County’s General Plan;** The County’s General Plan does not specifically deal with noticing requirements.
- B. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;** This text amendment would apply to all areas of unincorporated Box Elder County. The proposed amendment should be harmonious with the overall character of existing development.
- C. The extent to which the proposed amendment may adversely affect adjacent property;** The proposed amendment should not adversely affect adjacent property. The public hearing process may shed additional light on this subject.
- D. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.** The proposed text amendment should not have an effect on the adequacy of facilities and services.

Staff explained state code recently changed and this text amendment would bring the county into compliance. State code now requires noticing to the property owner by posting the notice on the property, specifically to re-zones, road vacates, and easements. This would apply to all areas of unincorporated Box Elder County.

*(See Attachment No 2 – Notice Updates.)*

The public hearing was then opened for comments. There were no comments.

Hearing no comments, a motion was made by **Commissioner Jared Holmgren** to close the public hearing on Ordinance Text Amendment, Z23-010. The motion was seconded by **Commissioner Jennifer Jacobsen** and passed unanimously.

### **ACTION**

**MOTION:** A Motion was made by **Commissioner Jared Holmgren** to forward a recommendation of approval to the County Commission for application Z23-010, a request for a text amendment to several Sections of Chapter 2-2, Administrative & Development Review Procedures of the Box Elder County Land Use Management & Development Code and adopting the conditions and findings of staff . The motion was seconded by **Commissioner Jennifer Jacobsen** and passed unanimously.

### **CONDITIONS:**

1. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
2. Compliance with Article 2-2-080, Zoning Map and Text Amendments, of the Box Elder County Land Use Management & Development Code.
3. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

**NEW BUSINESS - NONE**

**WORKING REPORTS - NONE**

**PUBLIC COMMENTS - NONE**

**ADJOURN**

**MOTION:** A Motion was made by Commissioner Jared Holmgren to adjourn commission meeting. The motion was seconded by Commissioner Jennifer Jacobsen and meeting adjourned at 7:12 p.m.

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Mellonee Wilding, Chairman  
Box Elder County Planning Commission



**PLANNING COMMISSION**  
**STAFF REPORT**

**Meeting Date: July 20, 2023**  
**Agenda Item #: 6a**

**Application Type:**

Ordinance Text Amendment

**APPLICANT(S):**

Box Elder County

**PROJECT #:**

Z23-011

**ORDINANCE:**

Article 5: Exhibit A New  
Road Standards 2014

**TYPE OF APPLICATION:**

Legislative

**REPORT BY:**

Destin Christiansen,  
County Planner

**BACKGROUND**

The applicant is requesting a text amendment to remove Exhibit A New Road Standards 2014 from the Box Elder County Land Use Management and Development Code. The BE Roads Department will be creating a Public Works Standards Code where the new, proposed roads standards will be kept. The proposed amendment would affect Article 5: Exhibit A New Road Standards 2014 of the Box Elder County Land Use Management & Development Code.

**ANALYSIS**

**County Code:**

The Box Elder Land Use Management & Development Code 2-2-080(C) allows authorized county staff to apply for and request an amendment to the text of the Box Elder County Land Use Management & Development Code. These amendments are decided upon by the County Commission with a recommendation from the Planning Commission.

**Land Use Ordinance Standards Review:**

Box Elder County Land Use Management & Development Code section 2-2-080 outlines the following standards for review for zoning text amendments.

- A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan;**  
*The County's General Plan states we make sustainable, efficient, and convenient infrastructure choices that place Box Elder County and its communities in a strong position for the future.*
- B. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;**  
*This text amendment is simply transferring the location of where the road standards for Box Elder County are kept. The Planning Commission needs to decide if this amendment would be harmonious.*
- C. The extent to which the proposed amendment may adversely affect adjacent property; and**  
*The proposed amendment should not adversely affect adjacent property. The public hearing process may shed additional light on this subject.*
- D. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water**

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**drainage systems, water supplies, and waste water and refuse collection.**

*The proposed text amendment should not have an effect on the adequacy of facilities.*

**FINDINGS:**

Based on the analysis of the ordinance text amendment application, staff concludes the following:

1. The Box Elder Land Use Management and Development Code does allow for ordinance text amendments subject to review procedures and approval by the County Commission with a recommendation from the Planning Commission.
2. The Planning Commission will need to determine if this application meets the standards in Section 2-2-080.

**RECOMMENDATION**

Based on the information presented in this report, application materials submitted and a review of areas, the Planning Commission should forward a recommendation to the County Commission. As this is a legislative decision, additional information may be taken into account such as public input, resident preferences, private property rights, economic considerations, etc.

If a recommendation of approval is forwarded to the County Commission, staff recommends it be subject to the following conditions:

1. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
2. Compliance with Article 2-2-080, Zoning Map and Text Amendments, of the Box Elder County Land Use Management & Development Code.
3. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

**MODEL MOTIONS**

**Approval** – “I move the Planning Commission forward a recommendation of approval to the County Commission, application number Z23-011, an ordinance text amendment adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

**Table** – “I move the Planning Commission table the review of application number Z23-011, an ordinance text amendment to (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the Planning Commission forward a recommendation of denial to the County Commission, application number Z23-011, an ordinance text amendment based on the following findings:”

1. List findings for denial...

Please feel free to contact Destin Christiansen at 435-695-2547 if you have any questions.

# **BOX ELDER COUNTY**

## **ROAD, STORM DRAIN, AND FENCING STANDARD DRAWINGS**

**APPROVED**

**SUBMITTED & RECOMMENDED**

 3/22/10  
KENT L. JONES, P.E.  
BOX ELDER COUNTY ENGINEER  
DATE

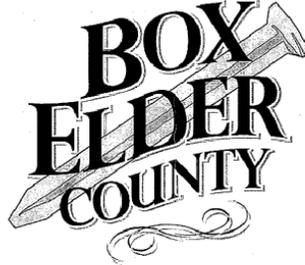
**APPROVAL**

 3/23/10  
BOX ELDER COUNTY COMMISSION  
DATE

 3/23/10  
BILL GILSON  
BOX ELDER COUNTY ROAD DEPARTMENT  
DATE

 3/22/10  
KEVIN HAMILTON  
BOX ELDER COUNTY  
COMMUNITY DEVELOPMENT DIRECTOR  
DATE

 3/25/10  
J. ADAMS  
ATTEST, COUNTY RECORDER  
DATE



**Index of Drawings**

- 1.....TITLE PAGE & INDEX OF DRAWINGS
- 2.....PRIVATE ROADWAY SECTION
- 3.....PUBLIC ROADWAY SECTION
- 4.....DRIVEWAY DETAILS
- 5.....STANDARD STREET INTERSECTION DETAILS
- 6.....TYPICAL WHEELCHAIR RAMP & IRRIGATION  
BOX DETAILS
- 7.....CUL-DE-SAC DETAILS
- 8.....CATCH BASINS & STORM DRAIN CLEANOUT  
MANHOLE DETAILS
- 9.....TYPE V CATCH BASIN & OUTLET DIPSTONE  
DETAILS
- 10...STORM DRAIN MANHOLE & SUBSURFACE  
DRAINAGE DETAILS
- 11...FENCING STANDARD DETAILS
- 12...CATTLE GUARD DETAILS

**JANUARY 2010**

**JA** CONSULTING ENGINEERS  
**JONES & ASSOCIATES**  
1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767



**PLANNING COMMISSION  
STAFF REPORT**

**Meeting Date: July 20, 2023**

**Agenda Item #: 6b**

**Application Type:**

Ordinance Text Amendment

**APPLICANT(S):**

Box Elder County

**PROJECT #:**

Z23-012

**ORDINANCE:**

Section 5-1-370 (new)

**TYPE OF APPLICATION:**

Legislative

**REPORT BY:**

Marcus Wager,  
County Planner

**BACKGROUND**

The county is proposing a text amendment to amend Chapter 5-1, Regulation Applicable to All Zones, by adding Section 5-1-370, Landscape Requirements. The State has a program for current property owners to be reimbursed \$1.50 per sq. ft. for replacing lawn with water wise landscaping and any new resident would have to comply with what is in the proposed verbiage of this proposal. See proposed verbiage below.

**ANALYSIS**

**County Code:**

The Box Elder Land Use Management & Development Code 2-2-080.C allows authorized county staff to initiate amendments to text of the Box Elder County Land Use Management & Development Code. These amendments are decided upon by the County Commission with a recommendation from the Planning Commission.

**Land Use Ordinance Standards Review:**

Box Elder County Land Use Management & Development Code section 2-2-080 outlines the following standards for review for zoning text amendments.

**A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan;**

*The County's General Plan states: "Communities are engaged in creating water-wise landscapes as a requirement for getting a building permit. Such ordinances usually specify a maximum amount of turf, and that rock mulches need to have defined amounts of shade through the planting of trees, and even more common is a prevention of vegetation in park strip areas except for appropriately sized trees. Leading edge communities are tying this conservation movement to Low Impact Development (LID) techniques to retain stormwater on-site".*

**B. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;**

*This text amendment would apply to all areas of unincorporated Box Elder County. The proposed amendment should be harmonious with the overall character of existing development.*

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**C. The extent to which the proposed amendment may adversely affect adjacent property; and**

*The proposed amendment should not adversely affect adjacent property. The public hearing process may shed additional light on this subject.*

**D. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.**

*The proposed text amendment should not have an effect on the adequacy of facilities and services.*

**FINDINGS:**

Based on the analysis of the ordinance text amendment application, staff concludes the following:

1. The Box Elder Land Use Management and Development Code does allow for ordinance text amendments subject to review procedures and approval by the County Commission with a recommendation from the Planning Commission.
2. The Planning Commission will need to determine if this application meets the standards in Section 2-2-080.

**RECOMMENDATION**

Based on the information presented in this report, application materials submitted and a review of areas, the Planning Commission should forward a recommendation to the County Commission. As this is a legislative decision, additional information may be taken into account such as public input, resident preferences, private property rights, economic considerations, etc.

If a recommendation of approval is forwarded to the County Commission staff recommends it be subject to the following conditions:

1. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
2. Compliance with Article 2-2-080, Zoning Map and Text Amendments, of the Box Elder County Land Use Management & Development Code.
3. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

**MODEL MOTIONS**

**Approval** – “I move the Planning Commission forward a recommendation of approval to the County Commission, application number Z23-012, an ordinance text amendment adopting the conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

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**Table** – “I move the Planning Commission table the review of application number Z23-012, an ordinance text amendment to (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the Planning Commission forward a recommendation of denial to the County Commission, application number Z23-012, an ordinance text amendment based on the following findings:”

1. List findings for denial...

Please feel free to contact Marcus Wager at 435-734-3308 if you have any questions.

**Proposed Text Amendment:**

**5-1-370. Landscape Requirements**

**Any new residential development shall comply with the following requirements:**

- a. No lawn on parking strips or areas less than eight feet in width in new residential development.**
- b. No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.**

**In new commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.**

**PLANNING COMMISSION  
 STAFF REPORT**

**Meeting Date: July 20, 2023  
 Agenda Item #: 7a**

**Application Type:**

Preliminary Subdivision

**APPLICANT(S):**

Brodie Calder

**PROJECT #:**

SS23-010

**ADDRESS:**

16250 N 6000 W  
 Riverside area

**ZONE:**

Unzoned

**PARCEL #:**

06-110-0010, -0005

**REPORT BY:**

Scott Lyons,  
 Community Development  
 Director

**BACKGROUND**

The applicants are requesting preliminary approval of the Lookout Mountain Subdivision Phase 1 plat. The proposed subdivision is for 10 new lots 1.75 acres in size. The existing parcel is 284.19 acres in size.

**ANALYSIS**

**Land Use Ordinance Standards Review:**

Land Use Management & Development Code 6-1-130 requires the subdivision of property receive preliminary approval from the Box Elder County Planning Commission.

**Surrounding Land Use and Zoning:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Agriculture/Rural Residential	Unzoned
South	Agriculture/Rural Residential	Unzoned
East	Rural Residential	Unzoned
West	Agriculture	Unzoned

**Access:**

Access would be via a proposed new road, 16250 North, connecting to County road 6000 West.

**Utilities:**

The County has received utility will-serve letters from Miller Gas, Rocky Mountain Power, and water rights for 20 dwellings have been approved by the Division of Water Rights. The water rights also include seven acres for irrigation and 100 ELUs (equivalent livestock units) for stock water. We have also received a feasibility letter from the Bear River Health Department. This feasibility letter is for a single conventional wastewater system to be installed to service a single family dwelling on each proposed lot. As stated above, irrigation and stock water shares are owned by the developer. No plan for water rights and distribution has been established and submitted at this point in the project. The applicant will need to drill at least one well and test water quality and quantity prior to final plat approval.

**Setbacks:**

All setbacks for unzoned areas can be met. Setbacks will be reviewed and enforced during the building permit process.

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## County Department Reviews:

### County Surveyor

- Has requested some changes to lot addressing as well as land ownership noted on the plat.

### County Engineer

- Has requested contours on the plat to review slopes and any unusual topographic features.
- Has requested a proposal for storm drain management.
- Has requested improvement drawings for new roads showing a percent grade and road cross section.
- Has requested a geotechnical and soils report.

### Fire Marshal

- Has approved his review of the development.

An update will be provided at the Planning Commission meeting.

## Findings:

Based on the analysis of the proposed subdivision preliminary plat and a survey of surrounding area, staff concludes the following:

1. The preliminary plat as currently proposed does not comply with County development standards.
2. The applicant's surveyor/engineer is currently revising the plat based on County reviews.
3. Modifications to the proposed preliminary plat may be made to bring it into conformance with the County Land Use Management & Development Code.

## RECOMMENDATION

Based on the information presented in this report, application materials submitted and the site review, **the Planning Commission may TABLE the proposed preliminary plat based on the findings above and any others the Planning Commission finds. The Planning Commission may also APPROVE the preliminary plat application with the following conditions of approval as well as any others the Planning Commission finds:**

1. Submission of a comprehensive geotechnical and soils report prepared by a qualified engineer.
2. Submission of proposed secondary water ownership and distribution.
3. Compliance with review and approval by the County Surveyor, Engineer, Roads Department, and Building Official.
4. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
5. Compliance with Chapter 6-1, Subdivisions, of the Box Elder County Land Use Management & Development Code.
6. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

## MODEL MOTIONS

**Approval** – "I move the Planning Commission approve application number SS23-010, a preliminary plat for the Lookout Mountain Subdivision Phase 1, located in unincorporated Box Elder County, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

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**Table** – “I move the Planning Commission table application number SS23-010, a preliminary plat for the Lookout Mountain Subdivision Phase 1, located in unincorporated Box Elder County, to (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the Planning Commission deny application number SS23-010, a preliminary plat for the Lookout Mountain Subdivision Phase 1, located in unincorporated Box Elder County based on the following findings:”

1. List findings for denial...

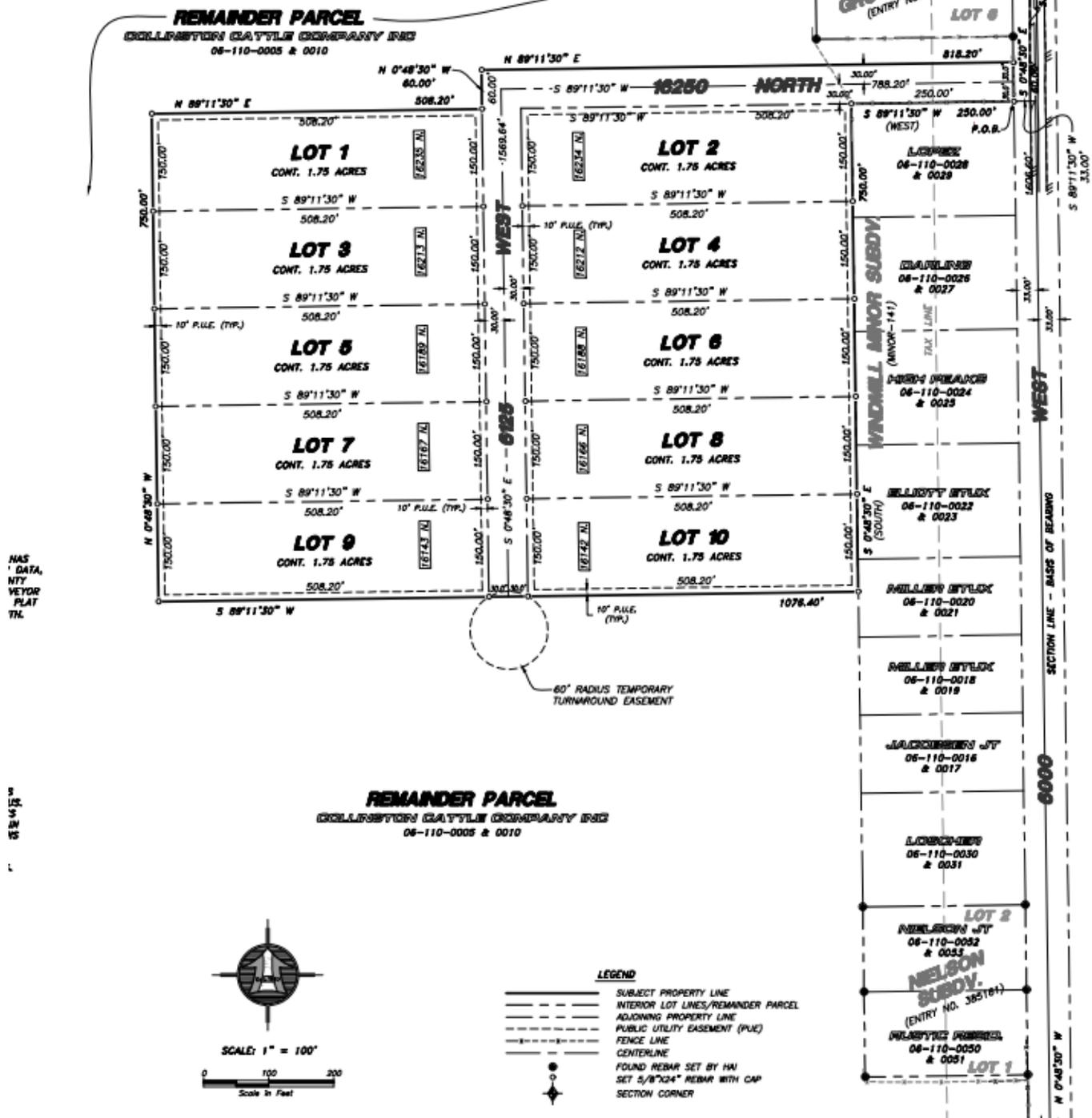
Please feel free to contact Scott Lyons at 435-734-3316 with any questions.





**LOOKOUT MOUNTAIN SUBDIVISION PHASE 1**

BOX ELDER COUNTY, UTAH  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 3,  
 TOWNSHIP 12 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN



## WORKING REPORTS

### PROPOSED AMENDMENT TO LAND USED MANAGEMENT & DEVELOPMENT CODE:

#### 5-1-370. Multiple Family Dwellings.

Multiple family dwellings as defined in Chapter 1-3 are not allowed in unincorporated Box Elder County.

This affects the following sections of code as well:

- 5-1-080: Regulations Applicable to All Zones, Lot Standards and Street Frontage
- 3-2-070-7: Dwellings in Multiple Use, Agricultural, Rural Residential Zoning Districts
- 5-1-070 Regulations Applicable to All Zones, Every Dwelling to be on a Lot - Exceptions

(Chapter 1-3 definition of Multiple Family Dwelling: A building containing more than one (1) dwelling unit.)

### FINDINGS SUPPORTING THE REMOVAL OF MFH FROM THE LAND USE CODE:

- **Box Elder County General Plan “Guiding Principles”.**
  - **Regional Cooperation.** Our County and its cities, towns, and communities proactively work in cooperation to take advantage of opportunities and address issues that affect all of us.
  - **General Growth Patterns.** We invest in our towns and cities that have served us well for generations. We encourage most new growth to happen in these communities, maintaining safe, vibrant, and prosperous places for future generations. We preserve and protect our agricultural and natural lands that surround our cities and towns. We encourage strategies that enable long-term agricultural pursuits and support our rural atmosphere.
  - **Agriculture & Rural Character.** Agriculture is an important part of our history, heritage, and economy, as well as an important part of our future. We actively preserve orchards and the small fruit industry as well as our farms and ranches.
    - Cluster development near cities to focus growth and protect remaining agricultural land from dispersed development.
    - Designate agricultural heritage areas to preserve options for large-acreage farming & ranching.
  - **Quality Neighborhoods.** We provide a variety of living options in our County and encourage the development of neighborhoods that will support residents with various incomes and through all stages of life. We protect opportunities to live in a rural atmosphere but focus most growth in new neighborhoods in our cities and towns.
  - **Downtowns & Mixed-Use Areas.** Supporting vibrant growth in downtowns and mixed-use areas enables outlying areas of Box Elder County to maintain a rural feel and our cities and towns to cultivate a lively small-town atmosphere. By focusing most of the

County's jobs, shopping, dining and significant residential growth in these areas rather than dispersing growth across our County, we enable the "hearts" of our various communities to thrive while preserving surrounding agricultural lands.

- **Box Elder County General Plan – What do Box Elder County Residents Value?**
  - **Agriculture Matters!** Agriculture in Box Elder County is a major industry and a key component to rural character - why people love living in the County. More than 90% of survey participants agreed "agriculture is an important part of our history, heritage and economy, as well as part of our future" and want to actively preserve orchards, the small fruit industry, and prime farmland for farming and ranching. As the County and its residents contemplate agricultural land preservation, they will need to acknowledge that property owners possess a "bundle of rights" that run with the land, including development rights, based on their zoning classification. Permanent preservation involves employing many strategies, including moving development rights and building them elsewhere, selling development rights, conservation easements, zoning for large agricultural parcels, etc. Some of these strategies require both a voluntary seller and a funding source, likely a public one.
  - **Mixed-Use Towns and Cities.** When asked about general growth patterns, 81% of survey participants identified a preference for a pattern that focused growth in towns and cities and reduced pressure on agricultural land. Historic population centers already contain a blend of uses and can be the focus of infill and redevelopment, which can provide space for fun shopping, dining, and entertainment areas and a focus for new residential growth and employment. A more focused approach to growth is also more efficient, as it requires fewer miles of roads and water/sewer lines. Initially that can reduce building costs (and therefore home sales prices), and, in the long term, it reduces the cost for governments to maintain infrastructure. Fewer miles of infrastructure likely means that fewer tax dollars will be required to pay for it.
- Rural counties do not operate sewer. Development is on individual septic systems. These systems require a minimum ½-acre lot density (higher upfront and ongoing cost for both the land and the septic system).
- Rural counties do not operate water systems. Water resources in the county are currently scarce. Allowing developers to place high-density housing in unincorporated areas consumes the limited water resources available. If a development cannot be served by the local water provider the development often is on wells which require 1.75 acre lots (higher upfront and ongoing cost for both the land and the private well).
- Many areas do not have access to natural gas. Development has propane delivered (higher ongoing cost).
- Unincorporated rural areas are car dependent. This equates to higher transportation costs. The focus should not just be on housing costs. Overall cost of living should be the goal.
- Increased taxes for all. Development in rural areas increases the road mileage rural counties must maintain, it increases the bus services the school district must provide, and it increases the response areas for fire/EMS and law enforcement.

**FROM THE APRIL 20<sup>TH</sup> PLANNING COMMISSION MEETING:**

Commissioner Jennifer Jacobsen supports the removal of MFH from the Land Use Code. She feels they should be encouraged in the surrounding cities that have the infrastructure to support MFH.

Commissioner Vance Smith would like to see if there could be some options with separate utilities for duplexes.

Commissioner Mellonee Wilding would like to require the property owner to live in one of the units. (this is currently a requirement for both internal and external ADUs)