

BOX ELDER COUNTY PLANNING COMMISSION MINUTES MAY 15, 2025

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
Jed Pugsley	Vice-Chair
Lonnie Jensen	Excused
Bonnie Robinson	Member
Jared Holmgren	Member
Jennifer Jacobsen	Member
Brandon East	Member
Brian Bowen	Alternate/Member

the following Staff was present:

Scott Lyons	Comm Dev Director
Marcus Wager	County Planner
Destin Christiansen	County Planner
Stephen Hadfield	County Attorney
Boyd Bingham	Co. Commissioner
Diane Fuhrman	Executive Secretary

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

The Invocation was offered by Commissioner Jed Pugsley.

Pledge was led by Commissioner Mellonee Wilding.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

The Minutes of the April 17, 2025 meeting were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by Commissioner Jennifer Jacobsen to approve the minutes as written. The motion was seconded by Commissioner Jared Holmgren and passed unanimously.

UNFINISHED BUSINESS

ORDINANCE TEXT AMENDMENT, Z23-018, Proposal to update well requirements in Section 6-1-240 (I), Subdivisions, of the Box Elder County Land Use Management & Development Code. ACTION

Staff explained the original text amendment to the bulk of Chapter 6-1 was recommended for approval by the Planning Commission on 12/21/2023 and was approved by the County Commission on 1/23/2024. This text amendment will update well requirements in Section I and would apply to all areas of Unincorporated Box Elder County.

Proposed Text Amendment:

Section 6-1-240(I)

I. Water in Sufficient Quantity to be the obligation of the developer.

1. The procurement of water, whether by purchase of water rights, water shares, exchange, or service agreement, shall be the responsibility of the developer; and the water shall be provided for the use of the development in an amount sufficient as per the Fire Code, the Utah Division of Water Rights, and/or the Utah Division of Drinking Water ~~to meet minimum flows of 250 gallons per person per day plus outside irrigation and minimum static pressures of 50 pounds per square inch (psi), unless it can be proved to the Planning Commission that a lesser amount is adequate.~~
2. Any subdivision using a well for culinary water must have the well water tested and meet the requirements of this Code before the subdivision can be recorded. ~~However, in no event shall the quantity of water provided by the developer be less than that required to meet fire flow standards as established by the County Fire Marshall and the County Commission, and the County Commission shall be given first right of refusal to purchase any excess water formerly used on the land.~~
3. Private well(s) for personal use will only be allowed for a (PC needs to choose 1) one (1) lot subdivision or for a small subdivision up to three (3) lots total.

Staff read into record a letter of support from Chance Baxter, General Manager of the Bear River Water Conservancy District.

(See Attachment No. 2 – Letter)

Staff read the reviewing standards for zoning text amendments as they apply to this request.

A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan; The General Plan does not specifically give guidance on subdivisions, but it does address both culinary and non-culinary water. The water section of the plan states: "Box Elder County understands that future development is most likely to occur in areas where adequate services are available. The County does not support extending services through or into areas that have not been identified for future development. With respect to responsible land use planning and efficient resource use, it is the County's preference that growth and development take place within existing communities or in unincorporated areas within which adequate services are or may be made available. "Under Water System Threats it states "Overuse of culinary water for irrigation purposes – consider requiring secondary water for residential landscaping".

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 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.

Commissioner Mellonee Wilding thinks the proposal aligns with the goals, objectives and policies of the general plan because the general plan encourages development near cities and developed areas.

Commissioner Brandon East thinks joint wells are problematic. If there are three houses on one well, there should be a formal agreement for future maintenance.

The commissioners discussed potential issues with shared wells and the need for clear guidelines.

MOTION: A Motion was made by Commissioner Jed Pugsley to forward a recommendation of approval to the County Commission for the tabled portion of Ordinance Text Amendment Z23-018 with a modification to number three (3) to allow one well on one lot in an area within 1000 feet of an established water service area, and one well for up to three lots in an area not in a water serviceable area and adopting the exhibits, conditions and findings of staff. The motion was seconded by Commissioner Jared Holmgren and unanimously carried.

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.

PUBLIC HEARINGS

ZONING MAP AMENDMENT, Z25-006, Request for a zone change of 6.29 acres from RR-20 (Rural Residential District-20,000 sq. ft.) to M-G (General Industrial) located at approximately 5900 W Hwy 83 in the Corinne area of unincorporated Box Elder County.
ACTION

Staff stated applicant is requesting parcel 04-078-0034, which is approximately 6.29 acres, be rezoned from RR-20 (Rural Residential District-20,000 sq. ft.) to the MG (General Industrial) zone. A petition for annexation was submitted to Corinne City and denied. The surrounding land uses are Agricultural and Rural Residential, the surrounding zone is RR-20.

Staff explained decision regarding a legislative application shall be based on the “reasonably debatable” standard, as follows:

- a. The decision-making authority shall determine what action, in its judgment, will reasonably promote the public interest, conserve the values of other properties, avoid incompatible development, encourage appropriate use and development, and promote the general welfare.
- b. In making such determination, the decision-making authority may consider the following: (1) Testimony presented at a public hearing or meeting; and (2) personal

knowledge of various conditions and activities bearing on the issue at hand, including, but not limited to, the location of businesses, schools, roads and traffic conditions; growth in population and housing; the capacity of utilities; the zoning of surrounding property; and the effect that a particular proposal may have on such conditions and activities, the values of other properties, and upon the general orderly development of the County.

c. The decision-making body should state on the record the basis for its decision.

Staff read the standards for reviewing zoning map amendments as they apply to this request.

A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan; The General Plan: States that future land use decisions should enhance our towns and cities, focusing most of the growth there and that decisions should support our farmers and ranchers in their agricultural stewardship.

In reviewing the Corinne City General Plan and its future land use map, it shows that they would like to see industrial uses for the area in which this parcel lies. The plan states that this industrial zone would "provide limited locations for intensive, high-impact industrial activity such as mining, manufacturing, warehousing, assembly and storage involving large-scale machinery and structures."

B. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property; The subject property is located along Highway 83 about a ¼ mile west of the Walmart Distribution Center in Corinne. The area is mainly a combination of agricultural uses and scattered residential homes along the highway with the Walmart DC to the east. The Planning Commission needs to decide if an M-G zone could be considered harmonious. Aside from the applicant's desired use(s), other M-G uses could comprise anything from gas stations, auto repair shops, etc. to petroleum products manufacturing (petroleum refining, paving materials, roofing materials, etc.) and iron/steel foundries and manufacturing.

C. The extent to which the proposed amendment may adversely affect adjacent property; and The proposed zoning could affect adjacent properties; however, the public hearing process may bring forth additional information.

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. It is likely that the facilities and services already exist; however, the developer would have to verify this and bring them into the project.

The public hearing was then opened for comments.

Jared Rea, applicant, wants to be a part of the community. He stated he has been in business for 20 years manufacturing cranes and baggage lift systems used in airports. The business was on a half-acre which is not enough space. He has been looking for a property like this for a couple of years. Mr. Rea has been fixing up the buildings, which are pretty dilapidated. He thinks having his

shop in the area will benefit the community by hiring people from the area with good jobs, technical jobs, engineers, working fabricators, and technicians.

Hearing no further comments, a motion was made by Commissioner Bonnie Robinson to close the public hearing on Zoning Map Amendment Z25-006. The motion was seconded by Commissioner Jared Holmgren 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 Z25-006 a zoning map amendment from RR-20 (Rural Residential District-20,000 sq. ft.) to the M-G (General Industrial) zone and adopting the conditions and findings of staff. The motion was seconded by Commissioner Brandon East 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

YOUNG AG PROTECTION AREA APA25-004, Request for an agriculture protection area on multiple parcels located in the Harper Ward area of Unincorporated Box Elder County.

ACTION

Staff said the applicant is requesting to establish an Agriculture Protection Area on various parcels in various areas across the county.

Parcels	Acres	Use	Area & Zoning
1-36	18,836.42 smallest 2.35 largest 644	Grazing	Hogup/Peplin - MU-160
37-43	105.726 smallest 3.33 largest 41.04	Grazing, Animal Confinement	Harper Ward - RR-5 MU-160
44-81	6,274.03 smallest 0.63 largest 646.4	Grazing	Pocatello Valley - Unzoned
82-94	6,136.6 smallest 20 largest 640	Grazing	Johnson Canyon/Whites Valley - Unzoned
95-98	40.23 smallest 4.4 largest 13.8	Crop Farming	Harper Ward - RR-5
99-110	3,868.12 smallest 30.34 largest 640	Grazing	Promontory - Unzoned

Commissioner Jed Pugsley declared there may be a conflict of interest as he is employed by one of the companies in the request.

Staff read the standards for reviewing the creation of Agriculture Protection Areas as follows:

A. The effect of the creation of the proposed area on the planning policies and objectives of the county;

At this time, the County has nothing in place promoting or restricting the creation of Agriculture Protection Areas. One aspect of Agriculture Protection Areas that affects county planning is that the county cannot change the zoning of or a zoning regulation affecting land within a protection area without written approval from all landowners within the protection area that is affected by the change. At their April 2025 meeting the Planning Commission directed staff to begin drafting language that would require a landowner, in conjunction with the Ag Protection Area request, to zone their property an agricultural zone if the property is currently unzoned.

B. Analyzes and evaluates the proposal by applying the criteria contained in Section 17-41-305;

a. Whether or not the land is currently being used for agriculture production;

State code defines agricultural production as: Agricultural production means production for commercial purposes of crops, livestock, and livestock products. Agricultural production includes the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

b. Whether or not the land is zoned for agricultural use;

As shown in the table above, 47 of the 110 parcels are zoned MU-160 or RR-5. These two zones allow for agriculture as a land use. 63 of the parcels have no zoning designation (aka unzoned). While unzoned areas allow for agriculture as a use, staff cannot say that the land is “zoned” for agricultural use.

c. Whether or not the land is viable for agricultural production;

Per the applications submitted, including applicant statements, the land is viable for agricultural production.

d. The extent and nature of existing or proposed farm improvements; and

All parcels have some sort of pasture area, outbuilding, or crop on the property, with some of the parcels having a home on the property as well.

e. In the case of an agriculture protection area, anticipated trends in agricultural and technological conditions applicable to the use of the land in question.

Planning Commissioners with experience in agricultural production may have a better understanding of this.

C. Recommends any modifications to the land to be included in the proposed agricultural protection area; The Planning Commission must determine if all parcels should be included in the proposed Agriculture Protection Area.

D. Analyzes and evaluates any objections to the proposal; and No objections have been received by staff.

E. Includes a recommendation to the applicable legislative body either to accept, accept and modify, or reject the proposal. This recommendation must come from the Planning Commission to the County Commission. Following the Planning Commission motion, staff will prepare a recommendation to the County Commission on behalf of the Planning Commission.

Commissioner Jared Holmgren asked to clarify into the record how unzoned areas do not meet the criteria for Agricultural Protection Areas (APA).

Staff explained in Section B of the standards for reviewing APA's it states whether or not the land is zoned for agricultural use. The keywords here are 'zoned for agricultural use'. Staff scoured through the land use code, and any section of the land use code referring to unzoned as areas. Chapter 3-1 lists all of the official zoning designations in Box Elder County. Unzoned is not listed as an official zoning designation, nor is it referred to in any other portion of the code as a zoning designation or a zone. Additionally, the county attorney searched through state code and came to the same conclusion that unzoned areas are not a zone. Those areas would need to be zoned to a zone allowing agriculture as a use prior to gaining the benefits associated with an APA.

MOTION: A Motion was made by Commissioner Bonnie Robinson to forward a recommendation of approval to the County Commission to accept the proposal to create Agriculture Protection Area APA25-04 on the parcels that meet the zoning criteria in Section 17-41-305B(b) that are zoned for agricultural use; and recommend denial to those parcels that are unzoned and do not meet the requirements in that section and located in various areas of Unincorporated Box Elder County. The motion was seconded by Commissioner Jared Holmgren and unanimously carried.

MARBLE AG PROTECTION AREA APA25-005, Request for an agriculture protection area on multiple parcels located in the West Corinne area of Unincorporated Box Elder County. ACTION

Staff explained there are six parcels in total for this request, the smallest being 5.11 acres, the largest is 70 acres. The primary use is row crops with zoning of half of the parcels being RR-20, and the other half is A-20, both zones allow for agriculture as a use.

Staff read the standards for reviewing the creation of an APA as they apply to this request.

A. The effect of the creation of the proposed area on the planning policies and objectives of the county;

At this time, the County has nothing in place promoting or restricting the creation of Agriculture Protection Areas. One aspect of Agriculture Protection Areas that affects county planning is that the county cannot change the zoning of or a zoning regulation affecting land within a protection area without written approval from all landowners within the protection area that is affected by the change.

B. Analyzes and evaluates the proposal by applying the criteria contained in Section 17-41-305;

a. Whether or not the land is currently being used for agriculture production;

State code defines agricultural production as: Agricultural production means production for commercial purposes of crops, livestock, and livestock products. Agricultural production includes the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

b. Whether or not the land is zoned for agricultural use;

As shown in the table above, zoning for the proposed parcels is A-20 and RR-20. Both of these zones allow for agriculture as a land use.

c. Whether or not the land is viable for agricultural production;

Per the applications submitted, including applicant statements, the land is viable for agricultural production.

d. The extent and nature of existing or proposed farm improvements; and

All parcels have some sort of pasture area, outbuilding, or crop on the property, with some of the parcels having a home on the property as well.

e. In the case of an agriculture protection area, anticipated trends in agricultural and technological conditions applicable to the use of the land in question.

Planning Commissioners with experience in agricultural production may have a better understanding of this.

C. Recommends any modifications to the land to be included in the proposed agricultural protection area; The Planning Commission must determine if all parcels should be included in the proposed Agriculture Protection Area.

D. Analyzes and evaluates any objections to the proposal; and No objections have been received by staff.

E. Includes a recommendation to the applicable legislative body either to accept, accept and modify, or reject the proposal. This recommendation must come from the Planning Commission to the County Commission. Following the Planning Commission motion, staff will prepare a recommendation to the County Commission on behalf of the Planning Commission.

Staff recommends approval.

MOTION: A Motion was made by **Commissioner Jed Pugsley** to forward a recommendation to the County Commission to accept the proposal to create Agriculture Protection Area APA25-05 on multiple parcels in the West Corinne area in Unincorporated Box Elder County. The motion was seconded by **Commissioner Jared Holmgren** and unanimously carried.

THORNLEY AG PROTECTION AREA APA 25-006, Request for an agriculture protection area on multiple parcels located in the Harper Ward area of Unincorporated Box Elder County. ACTION

Staff said the applicant is requesting to establish an Agriculture Protection Area on 17 parcels in the Harper Ward area. The smallest parcel is 4.29 acres, the largest is 213.92 acres. The agricultural uses vary from grazing and hay to raising crops, and from heirloom vegetables to pasture. The parcels are all zoned RR-5.

Staff explained the same approval criteria as the prior requests applies. 1) The effect of the creation of the proposed area on the planning policies and objectives of the county, 2) whether or not the

land is currently being used for agriculture production, 3) whether or not the land is zoned for agricultural use, 4) whether or not the land is viable for agricultural production, 5) the extent and nature of existing or proposed farm improvements, and 6) in the case of an agriculture protection area anticipated trends in agricultural and technological conditions applicable to the use of the land in question.

Staff said based on the review criteria, the Planning Commission would recommend any modifications to the land included in this APA, analyze and evaluate any objection, and include a recommendation to the County Commission

MOTION: A Motion was made by **Commissioner Brian Bowen** to forward a recommendation to the County Commission to accept the proposal to create Agriculture Protection Area APA25-06 on multiple parcels in the Harper Ward area in Unincorporated Box Elder County. The motion was seconded by **Commissioner Brandon East** and unanimously carried.

R&D MACHINING SP25-004 & CUP25-002, Request for site plan approval and a conditional use permit for a machining/cabinet shop located in the Thatcher area of Unincorporated Box Elder County. ACTION

Staff explained this request was recently granted a rezone. The applicant is now seeking approval for a Site Plan and a Conditional Use Permit for a machining/cabinet shop in an existing building. The surrounding land uses are Residential and Agriculture, the surrounding zones are R-1-20 and RR-5.

Staff read the standards for approval of conditional uses as they apply to this request.

Mitigation of reasonably anticipated detrimental effects arising from the conditional use including, but not limited to:

1. Decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards.
It appears that the ingress and egress for this property is shown off site (South of the parcel) and labeled as "existing gravel access driveway". However, this property is owned by a different property owner and we don't have any owner authorization for using this property.
2. Negative impacts on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems.
3. Negative impacts on connectivity and safety for pedestrians and bicyclists.
4. Detrimental effects by the use due to its nature, including noise that exceeds sound levels normally found in residential areas, odors beyond what is normally considered acceptable within the district including such effects as environmental impacts, dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gasses, heat, light, electromagnetic disturbances, glare, and radiation. Detrimental effects by the use may include hours of operation and the potential to create an attractive nuisance.

As there is residential zoning adjacent to this property as well as homes, the Planning Commission may want to discuss issues of noise, hours of operation, or any other items listed in this section.

5. Environmental impacts that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people such as waste disposal, fire safety, geologic hazards such as fault lines, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.
6. Modifications to signs and exterior lighting to assure proper integration of the use.
The applicant will need to comply with Chapter 5-9: Outdoor Lighting Standards.
7. Incompatible designs in terms of use, scale, intensity, height, mass, setbacks, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
8. Reduction in the tax base and property values.
9. Reduction in the current level of economy in governmental expenditures.
10. Insufficient emergency fire service and emergency vehicle access as determined by the County Fire Marshall.
11. Reduction in usable open space
12. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.

Staff stated most applicable county departments have completed their reviews, staff is waiting on the Fire Marshal's review. Planning and Zoning and the Building Department have sent a few comments to the applicant and the applicant's engineer and are awaiting updated plans. The updated plans will need to show the ingress/egress coming from 11600 West and be stamped by an architect as required by county code.

MOTION: A Motion was made by **Commissioner Jed Pugsley** to table application number SP25-004 & CP25-002 for a machine/cabinet shop for up to 6 months based on addressing the concerns outlined in the 12 criteria for reviewing conditional uses. The motion was seconded by **Commissioner Brandon East** and unanimously carried.

ANGUS VALLEY ESTATES, SS25-007, Request for preliminary approval of Phase 1, a 9-lot subdivision located in the Garland area of Unincorporated Box Elder County. ACTION

Staff explained the applicants are requesting preliminary approval of 9 new lots in Phase 1 of the Angus Valley Estates Subdivision preliminary plat located in the East Garland area. The lots average 1.94 acres in size. The surrounding land uses are Agriculture and Rural Residential. The surrounding area is unzoned. A geotechnical report has been requested and is expected within a couple of weeks. Some departments will need the geotechnical report to complete their reviews.

Staff received an email from adjacent property owner Brian Shaffer, asking to review the proposed right-of-way to insure proper access to his property.

(See Attachment No. 3 – email.)

The Commissioners discussed drainage issues with the applicant.

MOTION: A motion was made by Commissioner Jed Pugsley to approve application SS25-007, a preliminary plat for Angus Valley Estates Subdivision Phase 1, with emphasis on the 5 conditions listed below, and adopting the conditions and findings of staff. The motion was seconded by Commissioner Jared Holmgren any passed unanimously.

CONDITIONS:

1. Compliance with all County Staff reviews and comments.
2. Submission to the Box Elder Community Development Office of a geotechnical report for the subject property.
3. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
4. Compliance with Chapter 6-1, Subdivisions, of the Box Elder County Land Use Management & Development Code.
5. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

WORKING REPORTS

Pending Ordinance - Agriculture Protection Areas

Staff explained after speaking with the ombudsman's office, APA applications are not considered land use applications so they do not qualify for pending ordinance status. This would be considered a working report and should just be added to code if desired. The language staff drafted aims to fulfill the purposes of the effect of the creation of a proposed area on planning policies and objectives within the county, and whether or not the land is zoned for agricultural use. Unzoned areas in Box Elder County are not considered a zone in either state or county code.

APA's begin in the Clerk's Office, it was suggested the Clerk's Office recommend consulting with Community Development if the applicants' property is not zoned for agricultural use. Notices are then sent out to the Planning Commission, and the Agricultural Review Board. Each board and/or commission may review different details, whereas the commission knows more about zoning than the Agricultural Review Board likely does, and they may know more about agriculture than some of the members of the Planning Commission.

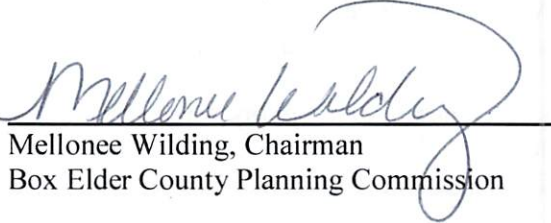
Staff will take any recommendations the Planning Commission may have, and take those recommendations to the County Commission. The language staff drafted clarifies the steps necessary for an APA. The commission would like the language put into county code. Staff will bring this back next month as a text amendment. The County Commission would then need to decide if the amendment is something they would want to add to the process.

There was further discussion regarding unzoned areas of Box Elder County. If an applicant wants to adjust a use to his property, there needs to be a zone attached to the property. Staff is updating the annexation policy to exempt zone changes associated with APA's. Staff is also looking into requiring any land use change or application to have to zone the property accordingly, prior to proceeding with the land use application.

PUBLIC COMMENTS - NONE

ADJOURN

MOTION: A Motion was made by Commissioner Bonnie Robinson to adjourn commission meeting. The motion was seconded by Commissioner Jed Pugsley and meeting adjourned at 9 p.m.



Mellonee Wilding, Chairman
Box Elder County Planning Commission

PLANNING COMMISSION MEETING
Thursday May 15, 2025

[illegible]

Att # 2



Bear River Water Conservancy District
102 West Forest Street
Brigham City, UT 84302
435-723-7034

BOARD OF TRUSTEES

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CHANCE BAXTER
GENERAL MANAGER

May 12, 2025

Box Elder County Planning Commission.

Dear Members of the Box Elder County Planning Commission,

I am writing to express my strong support for the proposed text amendment to Section 6-1-240(I) of Chapter 6-1, Subdivisions, as outlined in the staff report dated May 15, 2025.

The amendment addresses critical updates to well requirements, ensuring that water procurement and usage within new developments meet the necessary standards for both culinary and non-culinary purposes. This is a vital step towards responsible land use planning and efficient resource management, aligning with the goals and objectives of the County's General Plan.

By requiring developers to provide water in sufficient quantity and quality, the amendment supports sustainable growth and development within areas where adequate services are available. This approach not only safeguards the interests of current residents but also promotes the long-term viability of future developments.

Furthermore, the amendment includes provisions for well water testing and limits on private wells, which are essential for maintaining public health and safety standards. Limiting the number of wells allowed will aid in the protection of our precious ground water quality and existing Water Rights that have already been approved for public use by the division of Water Rights. I would encourage the commission to allow for a private well to be used in a one lot subdivision that isn't inside the service area of an existing public water system. A denial-of-service letter from all existing water providers could trigger the use of a private well when necessary.

I believe that the proposed text amendment will ensure the adequacy of facilities and services intended to serve new developments.

In conclusion, I urge the Planning Commission to forward a recommendation of approval to the County Commission for the proposed text amendment to Section 6-1-240(I). This amendment represents a thoughtful and necessary update to our land use management practices, promoting sustainable development and efficient resource use.

Thank you for considering my support for this important amendment.

Sincerely,

Chance Baxter, General Manager, BRWCD.



Destin Christiansen <dchristiansen@boxeldercountyut.gov>

Fwd: Brian Shaffer James Knight Subdivision

1 message

Scott Lyons <slyons@boxeldercountyut.gov>

Thu, May 15, 2025 at 2:24 PM

To: Destin Christiansen <dchristiansen@boxeldercountyut.gov>

Scott

I understand that James knight has/or is going to petition the Planing Commission for a Subdivision of Parcel 06-048-0090 and it may involve a Lot called Riverside Ranch Subdivision.

I have an ingress egress right-of-way through these parcels. James wants to move my right-of-way. Before the subdivision is approved I would ask that I be given a chance to review the proposed location of the right-of-way. I think that any change should at least require my signature. Please let me know how to proceed to protect my right-of-way.

By the way I am not opposed to moving the right-of-way. It just needs to be in the right place for me to have proper access to my property.

I am unable to attend next week's planing meeting, if this item is on the agenda I would ask that the item be tabled until I can review the right-of-way location.

Thanks Brian Shaffer