

BOX ELDER COUNTY PLANNING COMMISSION MINUTES May 19, 2022

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	Excused
Kevin McGaha	Member
Lonnie Jensen	Member
Steven Zollinger	Member
Bonnie Robinson	Member
Jed Pugsley	Member
Jennifer Jacobsen	Excused
Vance Smith	Excused

the following Staff was present:

Scott Lyons	Comm Dev Director
Marcus Wager	County Planner
Destin Christiansen	County Planner
Anne Hansen	County Attorney
Jeff Scott	Co. Commissioner
Diane Fuhriman	Executive Secretary

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

The Invocation was offered by Commissioner Steven Zollinger.
Pledge was led by Commissioner Kevin McGaha.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

The Minutes of the April 21, 2022 meeting were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by Commissioner Steven Zollinger to approve the minutes as written. The motion was seconded by Commissioner Jed Pugsley and passed unanimously.

UNFINISHED BUSINESS

NEW BEGINNINGS SUBDIVISION, SS22-003, Request for approval for a subdivision located at approximately 15125 North 4400 West in the Riverside area of Unincorporated Box Elder County. ACTION

Staff reminded the Commissioners this item was tabled in the March meeting in order to receive sufficient information for county reviews. A final plat has been received and staff has made substantial progress with the final plat but is waiting for a geotechnical report to finalize the review process.

Staff said based on information presented in the staff report, application materials submitted, and the site review, staff recommends approval with conditions.

MOTION: A Motion was made by Commissioner Kevin McGaha to approve application SS22-003, a final plat for the New Beginnings Subdivision and adopting the exhibits, conditions and findings of staff. The motion was seconded by Commissioner Steven Zollinger and passed unanimously.

CONDITIONS:

1. Compliance with all County Staff reviews and comments.
2. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
3. Compliance with Chapter 6-1, Subdivisions, of the Box Elder County Land Use Management & Development Code.
4. Compliance with County Engineer, GIS, Fire, Roads, Planning & Zoning requirements as part of Final Plat.
5. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

ORDINANCE TEXT AMENDMENT, Z22-006, Request for a text amendment to Article 5, Exhibit A, Road Standards, of the Box Elder County Land Use Management & Development Code. ACTION

Staff said this request was tabled after some healthy discussion in the April meeting and has been brought back for additional discussion and input from the County Roads Supervisor. The applicant is requesting “#1 Road Section” be amended to allow up to three or four homes on this standard of road. The current county standard only allows up to 2 homes on the #1 Road Section. A third home would trigger the #2 or #3 Road Section. The County Road Supervisor has begun the process of updating the County Road Standards so the possibility of increasing the number of homes allowed on a 30 ft. right-of-way has been discussed but nothing has been officially decided. Understanding there are pros and cons to everything, the draft updates have not fully addressed this yet. The current draft standards state any road on a 30-foot right-of-way is a private road/driveway and not public infrastructure.

Road Supervisor Darin Mcfarland stated he has concerns with the 30 ft. right-of-way in the event of them being turned over to the county. It is pretty common in other areas where a road is built and then it does not function like the homeowner would like, then they approach the county to take it over. With the #1 Road Standard, he has concerns for that reason only. He understands if the right-of-way was taken over, it would need to be built to county standards to the 66 ft. right-of-way. Gravel roads are a concern as well for maintenance and snow removal. Snow removal cannot be done to as high of standards as paved roads.

Commissioner Steve Zollinger stated this text amendment is not for just one individual property but for the entire county. He asked if there is a necessity to change county road standards in any other parts of the county. Road Supervisor Mcfarland said he has not encountered any. Commissioner Zollinger thinks everything problematic will be increased if the number of homes is increased.

Commission Bonnie Robinson does not see any need or benefit to change the standard for the whole county. She likes that it is designed to follow the General Plan's idea of protecting agriculture but she is also concerned with the cost the county would incur if the county had to take over all the little roads.

Darin McFarland said the purpose of the road standard is for agricultural use and two buildings is reasonable for a road that size and built to that standard. The more buildings there are, the more use the road gets, and the more it will affect the way it functions.

Commission Kevin McGaha understands the text amendment would allow for a number of substandard roads to be petitioned for the county to bring up to standard at a huge cost. Land Use Ordinance Standards Review C states the extent to which the proposed amendment may adversely affect adjacent property owners and because this is a text amendment to the whole county, the whole county would be the adjacent property owner. This would be a negative thing for the county to undertake.

MOTION: A Motion was made by Commissioner Steven Zollinger to forward a recommendation of denial to the County Commission for application Z22-006, a request for a text amendment to Article 5 Exhibit A, Road Standards, based on it does not meet the objectives and policies of the County General Plan to keep open space; and it would adversely affect adjacent property owners in the entire county. The motion was seconded by Commissioner Bonnie Robinson and passed unanimously.

PUBLIC HEARINGS

Chairman Mellonee Wilding explained public hearings provide an opportunity for the public to voice their concerns or approval on an item. In the meeting there is also unfinished business, public hearings, and new business. The unfinished business and new business provides opportunity for the commissioners to take action on an item. It is not a time for public comment or input. Although the commissioners may ask questions of the applicant during these times.

ZONING MAP AMENDMENT, Z22-010, Request for a zone change of 0.37 acres from R-1-20 (Residential 20,000 sq. ft.) to C-G (General Commercial), located at approximately 7125 South HWY 89 in the South Willard area of Unincorporated Box Elder County. ACTION

Staff stated the applicant is requesting parcel 02-055-0046 be rezoned from R-1-20 to the C-G zone. The parcel is in the South Willard area and has been historically used for commercial use for 20+ years. The surrounding land use is residential with a greenhouse to the north and US 89 to the west.

Staff continued that this is subject to approval by the County Commission with a recommendation from the Planning Commission. Box Elder County Land Use Management & Development Code, Section 2-2-060-A states decisions regarding a legislative application shall be based on the "reasonably debatable" standard, as follows:

- 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.

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

Staff said based on their review of the proposed zoning map amendment this meets the Approval Standards found in Section 2-2-080(E) of the Box Elder County Land Use Management and Development Code.

The public hearing was then opened for comments.

Karen Ewell, Karen's Kars said her business has been there for 20 years. The property used to be a gas station and also a bar, so it has been a business for a long time. She said they participate in their community, love their neighbors, and take care of their property. She is trying to upgrade and bring other businesses in to thrive and not fade away during Covid 19. She is for her community and will be glad to do whatever it takes.

Brenda Moyes owns the other business related to this rezone. She said they are a family owned mechanic shop with three employees. They will adhere to the rules in the agreement of having only four cars in front at all times. They are not trying to grow the area or have increased traffic. She grew up in the area and appreciates everyone being willing to accept them.

Hearing no further comments, a motion was made by Commissioner Bonnie Robinson to close the public hearing on the Zoning Map Amendment Z22-010. The motion was seconded by Commissioner Kevin McGaha and passed unanimously.

ACTION

Commission Mellonee Wilding asked for examples of what is allowed in the C-G zone. What is the heaviest use allowed? Staff said it can range from a mechanic shop to a barber shop with one of the heaviest uses being light manufacturing or a mobile home park. Other uses include bakeries, books and stationery shops, candy and confectionery shops, and clothing and retail stores.

MOTION: A Motion was made by Commissioner Bonnie Robinson to forward a recommendation of approval to the County Commission for application Zoning Map Amendment, Z22-010, a request for a zone change of 0.37 acres from R-1-20 (Residential 20,000 sq. ft.) to C-G (General Commercial) and adopting the conditions and findings of staff. The motion was seconded by Commissioner Kevin McGaha 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.

ORDINANCE TEXT AMENDMENT, Z22-011, Request for a text amendment to Section 3-2-080-2.2, Minimum Width Along the radius of a Cul-de-sac of the Box Elder County Land Use Management & Development Code. ACTION

Staff stated the applicant is requesting a text amendment to amend Section 3-2-080-2.2, Minimum Width along the radius of a Cul-de-sac, in the Box Elder Land Use Management and Development Code. This has historically been 50 feet per lot in all zones. The proposal is to have cul-de-sac frontage on a scale, by zone, similar to all frontage requirements. For example, the 1/2 acre zone requires a frontage of 100 feet and cul-de-sac frontage of 50 feet. This is a 2:1 ratio. This proposal expands this 2:1 ratio throughout all residential zones as shown in the table below.

Zone	Frontage	Cul-de-sac Frontage
R-1-20, RR-20	100 feet	50 feet
RR-1	120 feet	60 feet
RR-2	175 feet	87 feet
RR-5	250 feet	125 feet
RR-10	330 feet	165 feet

Cul-de-sacs would still be allowed in other non-residential zones (MU and Ag zones) as a turnaround option to meet fire code, but the benefit of reduced frontage on a cul-de-sac would only apply to residential zones. The rationale for this is residential zones in the county exist to promote and preserve conditions favorable to large-lot, family life, to maintain a rural atmosphere, and to reduce requirements for public utilities, services, and infrastructure. In contrast, MU zones are in areas 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 avoid damage to watersheds, water pollution, soil erosion, danger from brush land fires, etc. Also, agricultural zones are to promote and preserve areas favorable to agriculture and to maintain greenbelt spaces. Ag zones are intended to protect those areas from the intrusion of uses inimical to the continuance of agricultural activity.

The proposed change is supported by both the land use code as well as the recently adopted general plan. Based on feedback from general plan survey/meeting participants, more than 90% of participants want to see orchards and ag lands for farming and ranching actively preserved. Additionally, 81% of participants stated the preferred general growth pattern for new development is growth focused in towns and cities with preserved open space. The general plan also emphasizes the importance of road network connectivity via a grid network. Cul-de-sacs naturally oppose connectivity and should be limited in use.

The public hearing was then opened for comments.

Brodie Calder supports this plan. It is his opinion some corrections need to be made. Mr. Calder handed the commissioners a proposal showing his subdivision on 260 acres. The first page shows what it would be using the 50 ft. radius as it currently sits. The biggest concern he has is the 1320 ft. of frontage is going to be the main concern for the MU zones because there is no more availability to cut these up into a reasonable manner if you were to keep these at 40-acre lots. He explained page 2 of the handout shows what is going to happen with this proposed plan with roads being all over the place the county would have to maintain. He recommends the planning commission approve the plan as is and amend some of the MU-40 and MU-80 frontages to help support some of the bigger lots to be able to be divided without having such large frontages.

(See attachment No. 2 – Proposal.)

Hearing no further comments, a motion was made by **Commissioner Bonnie Robinson** to close the public hearing on the Ordinance Text Amendment, Z22-011. The motion was seconded by **Commissioner Jcd Pugsley** and passed unanimously.

ACTION

Staff explained based on the analysis of the ordinance text amendment application, staff concludes 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. The Planning Commission will need to determine if this application meets the standards in Section 2-2-080.

Commissioner Mellonee Wilding appreciates that this ties into the frontage of lots in similar size. She thinks it is a simpler way to do this. She also appreciates the vision statement was quoted and that it meets what the county residents want.

Commissioner Bonnie Robinson asked for Road Supervisor Darin Mcfarland's opinion on cul-de-sacs as far as snow removal and maintenance. Supervisor Mcfarland said the most impact is snow removal. The greater amount of drive approach in a cul-de-sac will affect the residents with more snow in their approaches. In a cul-de-sac there is nowhere else to push the snow.

MOTION: A Motion was made by **Commissioner Jed Pugsley** to forward a recommendation of approval to the County Commission for application Z22-011, an ordinance text amendment and adopting the conditions and findings of staff. The motion was seconded by **Commissioner Steven Zollinger** 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

TOLMAN SUBDIVISION THIRD AMENDMENT, SS22-010, Request for approval for an amended subdivision at approximately 9259 North Sunset Dr. in the Thatcher area of Unincorporated Box Elder County. ACTION

Staff said the applicant is requesting an amendment to the Tolman Subdivision and the Tolman Subdivision 2nd Amendment—the amended plat is known as Tolman Subdivision Third Amendment. This amendment will move what is currently Lot 6 to where the proposed Lot 8 is showing. The surrounding land use and zoning is Rural Residential/Agriculture and Unzoned. Access will be via 9250 North which is an established county road. All setbacks for the unzoned area can be met. Setbacks will be reviewed and enforced during the building permit process.

All applicable County Departments have reviewed this amendment and there are no more comments. The proposed subdivision amendment complies with the subdivision regulations of Box Elder County and the State of Utah.

MOTION: A Motion was made by Commissioner Bonnie Robinson to approve the application number SS22-010, Tolman Subdivision Third Amendment, located in unincorporated Box Elder County, and adopting the exhibits, conditions and findings of staff. The motion was seconded by Commissioner Kevin McGaha and unanimously carried.

CONDITIONS:

1. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
2. Compliance with Chapter 6-1, Subdivisions, 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.

BEAR HOLLOW RANCH SUBDIVISION 2ND AMENDMENT, SS22-012, Request for approval for an amended subdivision at approximately 3983 West Slalom Way in the Collinston area of Unincorporated Box Elder County. ACTION

Staff said the applicant is requesting an amendment to Lots 2 and 3 of the final plat of Bear Hollow Ranch Subdivision in the Collinston area. The proposed amendment combines the two lots into one lot of approximately 1.2 acres, effectively erasing the lot line between Lots 2 and 3. The land use to the east and west is Residential. To the south is the lake and common area and to the north is Bear River and SR-30. The surrounding zoning is A-20 and Unzoned. Access to the lots is via Slalom way, a private drive within the Bear Hollow Ranch Subdivision.

State Code Section 17-271-608 and 609 is the portion of code regulating subdivision amendments and subdivision plat amendments are to be reviewed and approved by the Planning Commission. This subdivision has been through one round of reviews and there are a couple of items needing to be addressed both from the title report by the County Attorney and the survey review by the

County Surveyor. Staff is comfortable with the Planning Commission approving the plat subject to the fore-mentioned reviews as conditions.

MOTION: A Motion was made by Commissioner Bonnie Robinson to approve the application number SS22-012, amending Bear Hollow Ranch Subdivision 2nd Amendment Lots 2 & 3, located in unincorporated Box Elder County, and adopting the exhibits, conditions and findings of the staff and upon final approval by the County Surveyor and County Attorney. The motion was seconded by Commissioner Kevin McGaha and unanimously carried.

MOUNTAIN VIEW RANCHES SUBDIVISION PH. 2, SS22-013, Request for final approval for a subdivision located at approximately 17985 North 6000 West in the Fielding/Plymouth area of Unincorporated Box Elder County. ACTION

Staff said the applicant is requesting final approval of the Mountain View Ranches Subdivision plat. The proposed subdivision is 20 new lots, all of the lots will be 1.75 acres or larger. The existing parcel is 97.85 acres in size. The surrounding land use is Rural Residential and Agriculture; the surrounding zoning is Unzoned. Access will come off of 6000 West for the entire subdivision. Two future access points are planned for the rest of the parcel to be developed in the future. All applicable county departments have reviewed this subdivision and there are no more comments. The only thing being waited for is the testing of the wells for the water to service the subdivision.

Staff was hoping to have the updated plat by meeting time. At the last meeting with the preliminary plat, staff read in the Bear River Health Department Letter dated February 24, 2022 that had some items needing to be in the notes section and showing on the actual lots where the septic and wells can go because they need to have a certain distance between them. Staff has not received the updated plat but is comfortable with approval.

(See attachment No. 3. – BRHD Letter.)

MOTION: A Motion was made by Commissioner Jed Pugsley to approve the application SS22-013, a final plat for the Mountain View Ranches Subdivision Ph. 2, located in unincorporated Box Elder County, and adopting the exhibits, conditions and findings of staff paying particular attention to conditions #1 and #2. The motion was seconded by Commissioner Steven Zollinger and unanimously carried.

CONDITIONS:

1. Compliance with the Bear River Health Department Letter dated February 24, 2022.
2. The well water complies with Section 6-1-240-K of the Box Elder County Land Use Management & Development Code.
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.

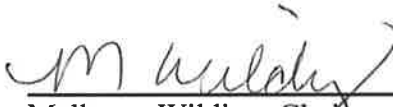
WORKING REPORTS - NONE

PUBLIC COMMENTS - NONE

Jeff Trimble represents a landowner who recently purchased land located at 2600 North and 2800 West in Box Elder County. He is seeking information on developing the area. There was discussion on annexing into Corinne City and the availability of culinary and secondary water in the county.

ADJOURN

MOTION: A Motion was made by Commissioner Bonnie Robinson to adjourn commission meeting. The motion was seconded by Commissioner Jed Pugsley and the meeting adjourned at 8:45 p.m.

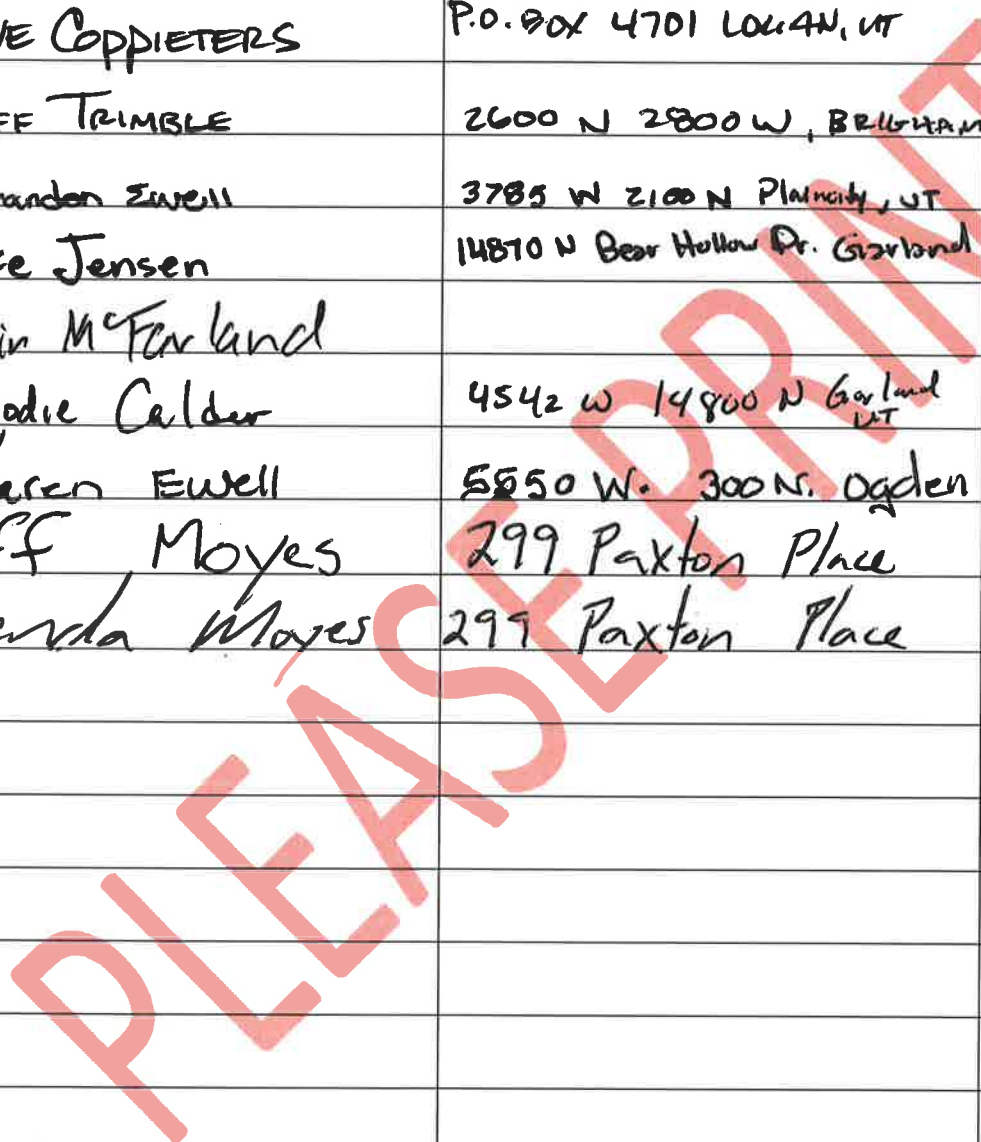


Mellonee Wilding, Chairman
Box Elder County Planning Commission

PLANNING COMMISSION MEETING

THURSDAY MAY 19, 2022

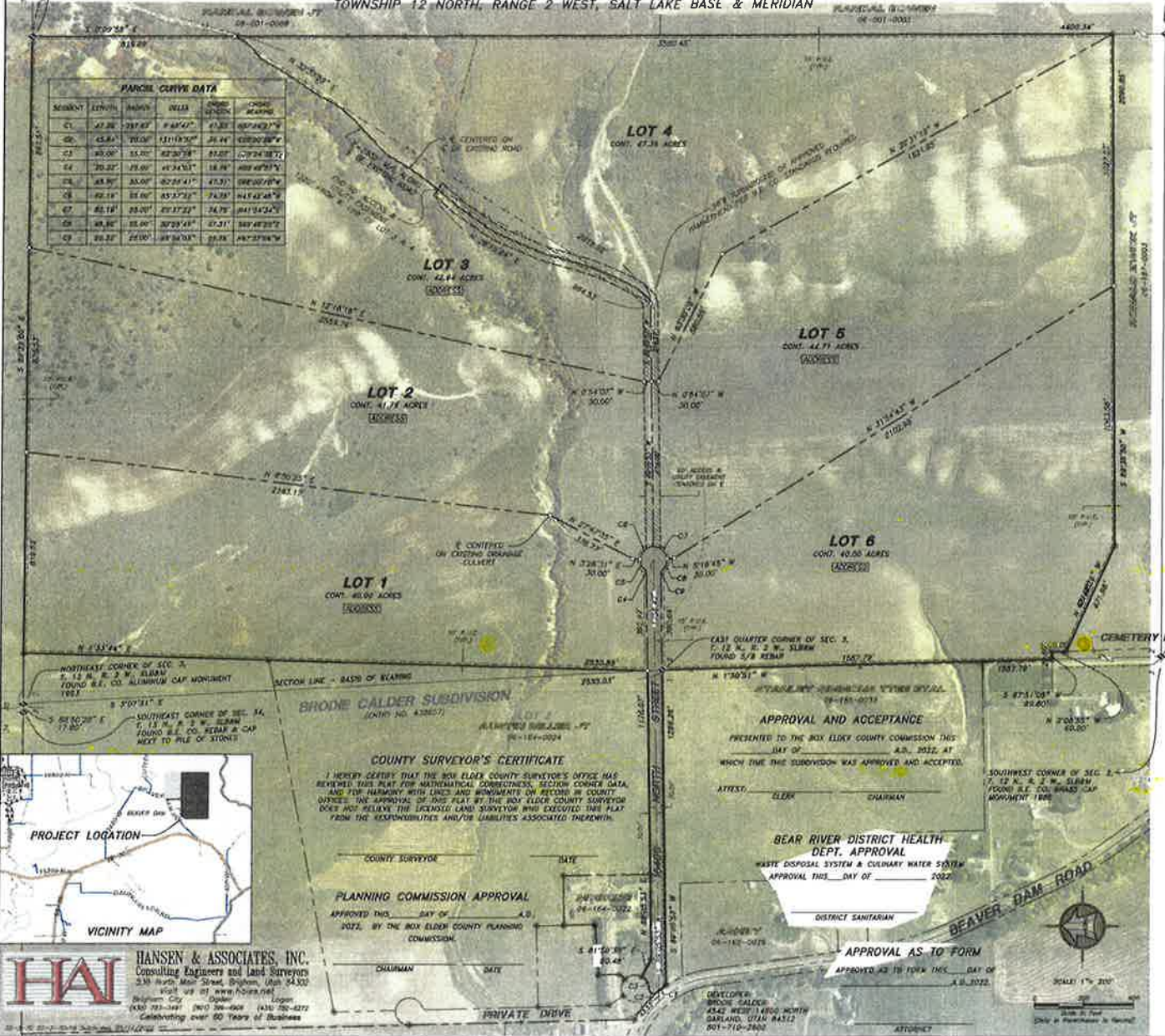
NAME	ADDRESS	AGENDA ITEM
STEVE COPPIETERS	P.O. BOX 4701 LOGAN, UT	PLAT AMEND BEAR HOLLOW
JEFF TRIMBLE	2600 N 2800 W, BRIGHAM	DEVELOPMENT INQUIRY
Brandon Ewell	3785 W 2100 N Plaincity, UT	7125 S zoning ^{PROP} Karens
Jake Jensen	14870 N Bear Hollow Dr. Garland	New Beginnings Subdivision
Darin McFarland		5h/222-004
Brodie Calder	4542 W 14800 N Garland UT	722-011
Karen Ewell	5550 W. 300 N. Ogden	Karens Karens
Jeff Moyes	299 Paxton Place	Karens Karens
Brenda Moyes	299 Paxton Place	Karens Karens



Current

BRODIE CALDER SUBDIVISION PHASE 2

BOX ELDER COUNTY, UTAH
A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 2,
TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN



SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 23, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OFFICERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAN IN ACCORDANCE WITH SECTIONS 11-25-11 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO SIX (6) LOTS, KNOWN HEREAFTER AS BRODIE CALDER SUBDIVISION PHASE 2 AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAN HEREON.

SIGNED THIS _____ DAY OF _____, 2022.



ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11586802

SUBDIVISION BOUNDARY DESCRIPTION

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO 6 LOTS AS SHOWN ON THIS PLAN AND NAME SAID TRACT BRODIE CALDER SUBDIVISION PHASE 2 AND HEREBY DEDICATE, GRANT AND CONVEY TO BOX ELDER COUNTY, UTAH, THOSE PARTS OF PORTIONS DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO BOX ELDER COUNTY, ALL THOSE CERTAIN STRIPS OF LAND SHOWN AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. WE ALSO DEDICATE, GRANT AND CONVEY THOSE PARTS OR PORTIONS DESIGNATED AS PRIVATE ROAD TO THE OWNERS OF LOT 1 AND LOT 2. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BOX ELDER COUNTY.

THIS _____ DAY OF _____, 2022.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2022, BRODIE CALDER, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNER OF THE ATTACHED OWNERS DEDICATION TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SIX LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRODIE CALDER. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS EXISTING FENCE LINES, FIELD SEPARATIONS AND ROSE 2012-05522 ALONG WITH THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 2, T.12N., R.2W., S.28M.

THE RIGHT-OF-WAY OF BEAVER DAM ROAD WAS ESTABLISHED FROM ENTRY NO. 88632M.

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH BEARS SOUTH 3°07'31" EAST, UTAH NORTH STATE PLANE, CALCULATED N.A.D.83 BEARING.

- NOTES:
- BOX ELDER COUNTY IS NOT RESPONSIBLE FOR DRAINAGE ALONG RIGHT-OF-WAY ROADWAYS. PROPERTY OWNERS ARE RESPONSIBLE FOR CURBENTS, ENTRANCE ROADS AND PROPERTY DRAINAGE OF ANY ENTRANCE ROADS CONSTRUCTED INSIDE THE RIGHT-OF-WAYS. ALL DRIVEWAY CURBENTS NEED TO BE 15" DIA. RCP MINIMUM. THE IRRIGATION DITCH COMPANY MAY REQUIRE A LARGER DIA. PIPE.
 - THE SUBJECT PROPERTY DOES NOT FALL IN A F.E.M.A. FLOOD PLAIN.
 - BOX ELDER COUNTY IS NOT RESPONSIBLE FOR SURFACE FLOODING.
 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
 - ANY ON-SITE SEWAGE DISPOSAL SYSTEM MUST BE APPROVED BY BEAR RIVER HEALTH DEPARTMENT.
 - PROPERTY OWNERS MUST SUBMIT PROOF OF WATER SOURCE PRIOR TO OBTAINING A BUILDING PERMIT.
 - ACCESS TO BEAVER DAM ROAD IS ONLY ALLOWED THROUGH THE STEW PORTION OF THE 66'-DE-S&C.
 - ALL LOTS ARE REQUIRED TO HAVE INDOOR FIRE SPRINKLERS, UNLESS FIRE HYDRANTS ARE INSTALLED WITHIN 500' OF A PROPOSED STRUCTURE.
 - A ROADWAY REQUIRED ALONG THE 60' WIDE ACCESS AND UTILITY EASEMENT SHOWN HEREON. SEE #1 ROAD SECTION IN BOX ELDER COUNTY ROAD STANDARDS FOR ROADWAY CONSTRUCTION REQUIREMENTS.

LEGEND

- SUBJECT PROPERTY LINE
- REMAINING PARCELS
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- FENCE LINE
- CENTERLINE
- FOUND REBAR SET BY OTHERS
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

COUNTY RECORDER'S NO. _____
STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____
INDEX _____
FILED IN: _____ FILE OF PLATS _____
COUNTY RECORDER _____



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
338 North Main Street, Brigham, Utah 84302
4043 405 887 www.hanseninc.com
Brigham City, Utah
(800) 933-3447 (801) 366-4668 (435) 782-6272
Celebrating over 60 Years of Business

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOX ELDER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR CONFORMANCE WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE BOX ELDER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

COUNTY SURVEYOR _____ DATE _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2022, BY THE BOX ELDER COUNTY PLANNING COMMISSION.

CHAIRMAN _____ DATE _____

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BOX ELDER COUNTY COMMISSION THIS _____ DAY OF _____, A.D. 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____ CLERK _____ CHAIRMAN _____

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY WATER SYSTEM APPROVAL THIS _____ DAY OF _____, 2022.

DISTRICT SANITARIAN _____

APPROVAL AS TO FORM

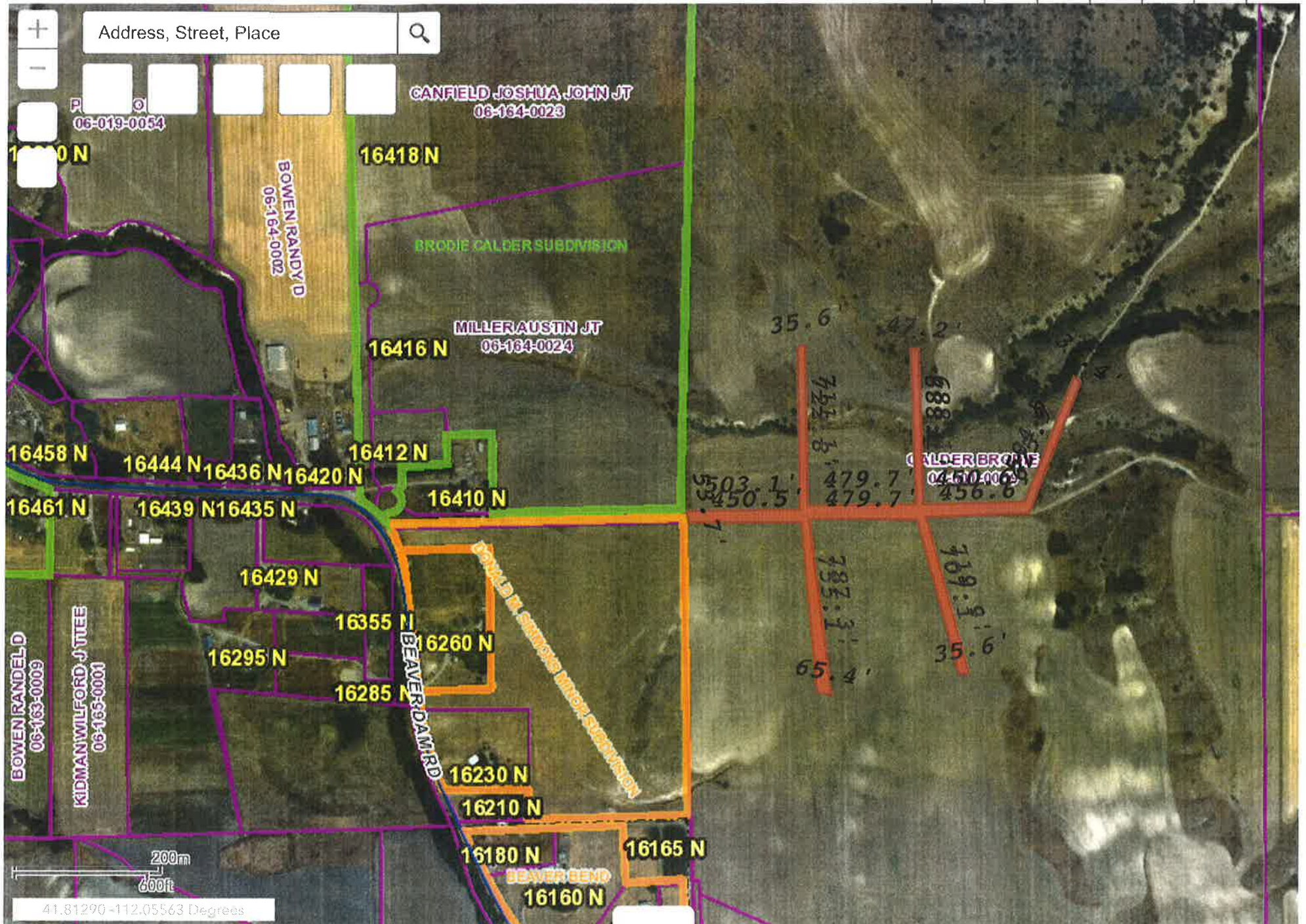
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 2022.

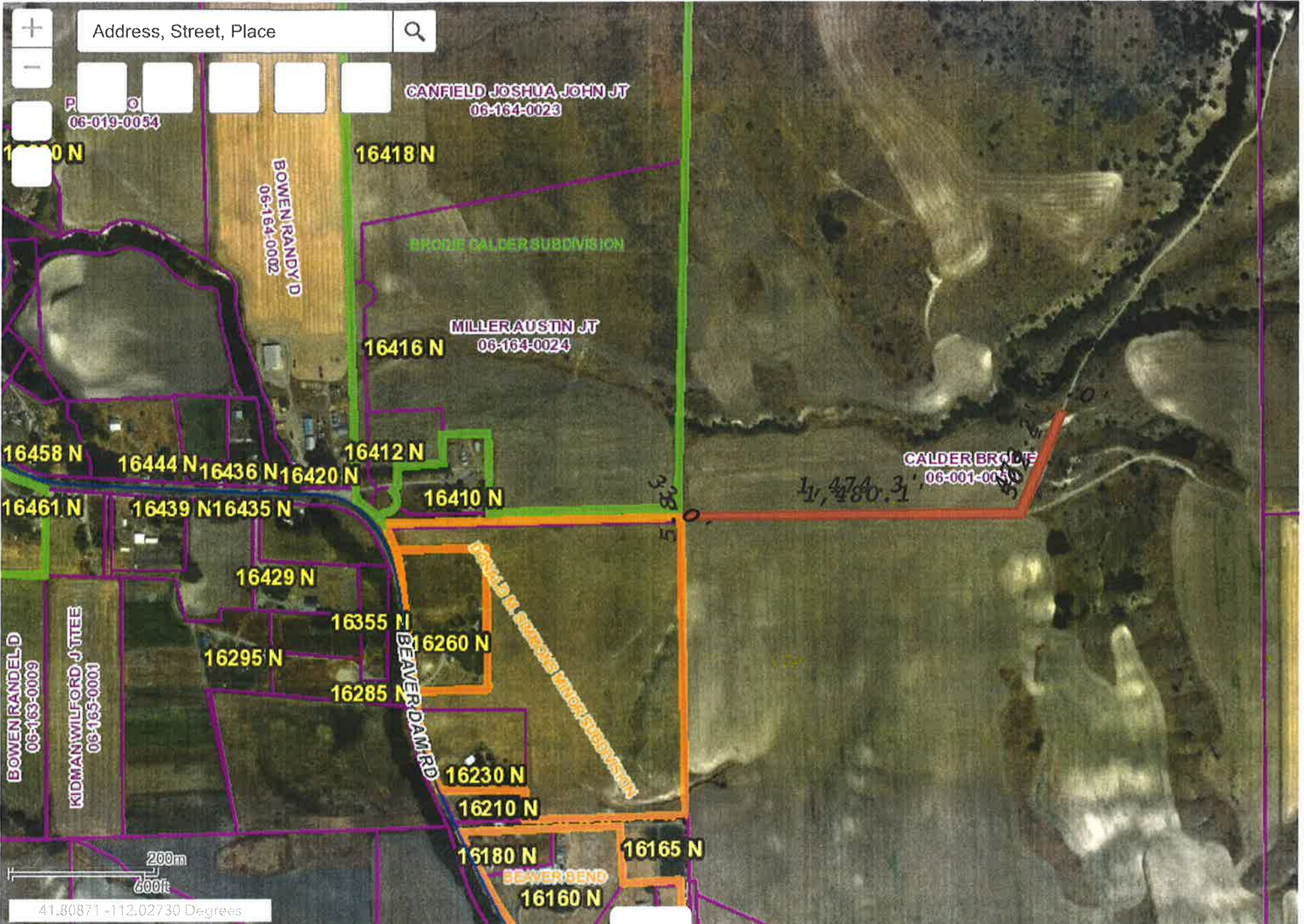
ATTORNEY _____

ALL #2



Proposed







Executive Director ~ Jordan D. Mathis
Deputy Director ~ Joshua Greer

February 24, 2022

RE: Mountain View Estates 20-lot subdivision, RM Mills Construction. Approximate address 18000 North 6000 West Garland, UT 84312. Part of Parcel # 07-045-0062.

To whom it may concern:

At the request of RM Mills Construction an evaluation of the above mentioned property was conducted by Jex Environmental Solutions and the Bear River Health Department, Environmental Health Services. It was determined that soil conditions allow for a single onsite wastewater system to be installed to service a single family dwelling on these lots as they have been presented if the following conditions are met.

- 1- The single family homes on these lots shall be serviced by a packed bed media system. It is required that this requirement be noted on the subdivision final plat map.
- 2- The drainfield portions of these systems shall be located on the eastern most 100 feet of these lots where the soils were evaluated and deemed feasible. It is required that this portion of the lot be noted and marked on the subdivision final plat map.
- 3- Soil loading rates for these lots will be established according to the Jex Environmental Solutions report Table 1, dated August 11, 2021. Soil loading rates will be based on the soil texture, classification and type.
- 4- These lots will be serviced by private, individual wells. The placement of these wells will need to meet the separation distance from all of the onsite wastewater systems of the subdivision. We recommend that these well placement areas be identified on the subdivision final plat map.

The on-site wastewater disposal systems are to be installed in accordance with R317-4, Utah Administrative Code, Onsite Wastewater Systems Rule. This includes maintaining a minimum separation distance between the wastewater systems and any wells in the area. Before installation begins a septic permit will need to be obtained from this office. These systems shall be designed and engineered by a Utah state level 3 wastewater professional. Final approval will be given only after an on-site inspection of the completed project and prior to any backfilling.

Please be advised that an affirmative statement of feasibility does not imply that it will be possible to install additional wastewater systems beyond the number specified in this letter.

Also be advised that feasibility status may change if additional information is presented or if the conditions change. Feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Mark Rees".

Mark Rees

LEHS

Environmental Health Services