

BOX ELDER COUNTY PLANNING COMMISSION MINUTES OCTOBER 20, 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	Vice-Chair
Kevin McGaha	Member
Lonnie Jensen	Excused
Steven Zollinger	Member
Bonnie Robinson	Member
Jed Pugsley	Member
Jennifer Jacobsen	Alternate/Member
Vance Smith	Alternate/Member

the following Staff was present:

Scott Lyons	Comm Dev Director
Marcus Wager	County Planner
Destin Christiansen	County Planner
Steve Hadfield	Excused
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 Jennifer Jacobsen.
Pledge was led by Commissioner Jed Pugsley.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

The Minutes of the September 15, 2022 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 Jed Pugsley and passed unanimously.

UNFINISHED BUSINESS –NONE

SUMMERLAND RANCHES SUBDIVISION PH 1, SS22-023, Request for final approval for a subdivision located at approximately 10800 West 13600 North in the Tremonton area of Unincorporated Box Elder County. ACTION.

Staff explained this item was tabled in September’s Planning Commission Meeting to allow time for the applicant’s engineer to look into a flooding issue that was raised by the commission. The applicant is requesting final approval of the subdivision consisting of 12 new lots which will be

5.50 acres or larger. The existing parcel is 70.47 acres in size. The surrounding land uses are Rural Residential and Agriculture, the surrounding zone is RR-5. Access will be off 10800 West for the entire subdivision as well as a new additional road, 13400 North. Staff has received will-serve letters from the power, gas, and water companies and they are satisfactory for this subdivision. Staff has also received a feasibility letter from the Bear River Health Department along with a geotechnical report. The applicant has also included a secondary water plan into their improvement drawings. The county engineer has reviewed the Storm Drainage Report provided by the applicant's engineer and submitted his findings. Staff reviewed the findings with the Planning Commission.

(See Attachment No. 2 – Storm Drainage Review-Brent Slater/Jones & Associates.)

Jim Flint, Hansen & Associates said there are two drainage channels coming down from an area that encompasses a large region (White's Valley). There are three locations where flows proceed under the freeway to the west side of I-84. It is just a huge drainage basin; it is not a development problem, but an acreage problem. He explained the drainage pathways and culverts to the commissioners. He is proposing to put a two foot berm along the east side of the subdivision.

(See Attachment No. 3 – Storm Drainage Report-Jim Flint/Hansen and Associates.)

Staff recommends approval of the final plat.

MOTION: A Motion was made by Commissioner Jed Pugsley to approve application SS22-023, a final plat for the Summerland Ranches 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 all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

PUBLIC HEARINGS

ORDINANCE TEXT AMENDMENT, Z22-014, Request for a text amendment to Section 1-3-040, Definitions, Chapter 3-2, Chapter 3-3, and Chapter 3-7 of the Box Elder County Land Use Management & Development Code. ACTION

Staff stated the county is proposing a text amendment to amend Section 1-3-040, Definitions. Specifically the definition for "Animals and Fowl for Recreation and Family Food Production." Currently the numbers shown in the table below have led to some issues and complaints primarily in the ½-acre zones. The complaints range from the treatment of animals and their living conditions, to smells and rodents, to fire hazards due to feed storage.

Type	Maximum Per ½ Acre—any combination
Horses	2
Goats, Sheep, Llamas, Alpacas and other small animals	2
Chickens, Ducks, Pigeons	10
Rabbits, Hares	5
Apiaries, Aviaries	5 Hives

Staff has done some research and looked into how to address animals for personal use on smaller lots that are primarily residential. The proposal as written applies to ½-acre zones, 1-acre zones and 2-acre zones, and for small animals, the 8,000 sq. ft. zones. The ½-acre to 2-acre zones are the zones where there have been more conflicts with developments and new residents moving in from bigger cities.

Staff reviewed the proposed text amendment with the commission.

Large Animals

The allowed number of large animals in applicable zones is proposed to be based on an available fenced area per animal. This available fenced area does not include the front, rear, or side yard setback area required in the applicable zone. The landowner must have land in addition to the required setback area for large animals.

Smalls Animals

The allowed number of small animals in applicable zones is proposed to be based on lot size only as these animals can more easily exist in the setback area similar to a household pet.

4-H Exemption

As Box Elder County takes pride in its agricultural heritage it is proposed that there be an exemption process specifically for youth participating in the 4-H program. This exemption process would allow 4-H participants that reside on parcels that may not accommodate animals per the proposed regulations to be exempt from the regulations during the time they would acquire and raise a 4-H animal through the time they would present and sell that animal at the county fair in August each year.

(See Attachment No. 4 – Proposed Text.)

The public hearing was then opened for comments.

Staff read comments received from Calee Garn and Therina Simmons who were unable to attend the meeting

(See Attachment No. 5 – Comments.)

Tyson Peterson, Beaver Dam, said this change doesn't affect him but he would like to express his opinion. He explained he has a 2-acre parcel and 39 chickens. He had a rooster he eliminated because the rooster was noisy. He needed to produce eggs, not noise. Mr. Peterson understands there needs to be rules and regulations in place but we also have freedoms. One of the freedoms he respects deeply is having his own property. What he does not appreciate is being told by someone who thinks they know better than him, what he can and cannot do with his property. Mr. Peterson is curious why dogs are not on the list of the proposed amendment. There are dog breeders in his area and some of his neighbors are disturbed by the noise the dogs create. He proposed dogs be added to the amendment.

Commissioner Mellonee Wilding asked if Mr. Peterson's chickens were for personal use; they are not. One of the caveats of this amendment is it regulates animals for personal, exclusive, non-commercial use. If the animals are used for agriculture, the amendment does not apply.

Staff addressed the issue of dogs by explaining there is a separate definition for household pets. Households are limited to four dogs. If there are five or more dogs, it is considered a kennel.

Hearing no further comments, a motion was made by **Commissioner Bonnie Robinson** to close the public hearing on the request for a text amendment to Section 1-3-040, Definitions, Chapter 3-2, Chapter 3-3, and Chapter 3-7. The motion was seconded by **Commissioner Jed Pugsley** and passed unanimously.

ACTION

Commissioner Jed Pugsley commented he appreciates the additional verbiage for the FFA (Future Farmers of America.). He would like the date extended from August to September because the Utah State Fair is held the second week of September.

Commissioner Vance Smith is concerned with the 2500 sq. ft. for cows and horses but there is a minimum on the small animals. Mathematically there can be more horses on a 2-acre lot than there can be geese which does not make sense.

Commissioner Bonnie Robinson asked if is reasonable to have 40 chickens for personal use?

The commissioners continued to discuss calculating the number of animals.

Staff will take the input received and run some different scenarios to bring back to the commission and possibly hold another public hearing.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to table Ordinance Text Amendment Z22-014 a request for a text amendment to Section 1-3-040, Definitions, Chapter 3-2, Chapter 3-3, and Chapter 3-7 of the Box Elder County LUM&DC for up to 3 months for more clarification. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

NEW BUSINESS

ROLON BURTON SUBDIVISION AMENDED, SS22-027, Request for approval for an amended subdivision located at approximately 10785 North 10800 West in the Thatcher area of Unincorporated Box Elder County. ACTION

Staff said the applicant is requesting an amendment to the final plat of the Rolon Burton Subdivision in the Thatcher/Penrose area of unincorporated Box Elder County. The proposed amendment vacates approximately 0.25 acres from Lot 1 and shifts the property line between Lots 1 and 2 approximately eight feet north. All owners are aware of and involved in the changes. The surrounding land use is Agriculture and the surrounding zone is Unzoned. Access to the lots is existing via 10800 West (SR102), a state road. The amendment has been reviewed by the county engineer and surveyor and some minor modifications need to happen. Once the revisions have been completed and approved, staff will review the title report with the county attorney.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to approve application SS22-027 amending the Rolon Burton Subdivision and adopting the exhibits, conditions and findings of staff. The motion was seconded by **Commissioner Steven Zollinger** and unanimously carried.

CONDITIONS:

1. Final approval by the County Surveyor & County Engineer.
2. Final approval by the County Attorney.
3. Compliance with Sections 17-27a-608 and 609 of the Utah State Code.

WORKING REPORTS

Annexation Policy

The annexation policy was discussed in last month's meeting. At that meeting staff said if the commissioners have more suggestions or changes they would like made, to contact them. No changes have been made to the first few paragraphs. **Commissioner Mellonee Wilding** had two suggestions. First, if the municipality rejects the request for annexation, the developer shall obtain copies of the requirements, design standards, and criteria for development within the municipality and shall comply with these development standards and requirements or, the development standards and requirements of the county, whichever is most constrictive. Second, any development using a municipality's utilities cannot have a higher density than that allowed by the municipality providing the utilities. Staff will check with the legality of the second suggestion.

Commissioner Mellonee Wilding feels strongly about not making it easier to develop in the county than the cities. The county is not set up to handle city services and issues. If the county doesn't have a density rule, then the density is left up to the developer outside of the city which is not good planning.

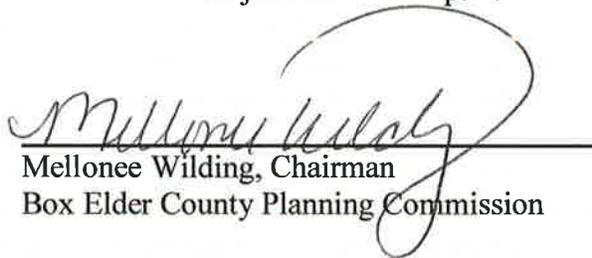
Staff will schedule a public hearing for the annexation policy on next month's agenda and invite the town mayors to attend.

PUBLIC COMMENTS

Diana Baker, Willard City Planning Commission, stated the last annexation into Willard City created an island. The developer was after the city water. She doesn't like city services being used for annexed developments.

ADJOURN

MOTION: A Motion was made by Commissioner Bonnie Robinson to adjourn commission meeting. The motion was seconded by Commissioner Steven Zollinger and meeting adjourned at 8:23 p.m.



Mellonee Wilding, Chairman
Box Elder County Planning Commission



MEMORANDUM

CONSULTING ENGINEERS

TO: Destin Christiansen- County Planner, Darin McFarland- Roads Superintendent

FROM: Brent W. Slater, PLS
Jones & Associates Consulting Engineers
Box Elder County Engineers & Surveyor

RE: **SUMMER LAND RANCHES SUBDIVISION PHASE 1 – Storm Drainage Assessment**

Date: October 20, 2022

I've completed a review of the above mentioned subdivision Storm Drainage Report submitted by Hansen & Associates dated October 14, 2022 and have the following observations:

This report identifies two major water courses flowing from the north that may affect this subdivision. One coming from the northwest that gets to the west side of 10800 West Street then flows south in the west road right of way drainage channel, not affecting this subdivision because of the road functioning as a dam/barrier. The second water course traveling from the north crosses the LDS Church property on the north then crosses 13600 North in a well defined low point in the road just east of this subdivision and into the Oyler property. The contours suggest that these flows may veer westerly, slightly into the east side of this subdivision, veer back onto the Oyler property, and then flow onto the DRB Corp. property.

The Summerland Ranches subdivision has a half width roadway to be dedicated along the east boundary of the subdivision. There will be a road constructed along this east line south of the proposed 13400 North Street that will be built as an access road for Lot 10 of the subdivision. This would serve as a barrier for water traveling across the subdivision east line. Similarly the Storm Drainage Report suggests that a 2' berm could be placed along the east lines of lots 1 and 12, within the road dedication area, to serve as a barrier for storm water. The construction of 13400 North Street with swales on each side will help to slow down storm water from flowing across the subdivision unobstructed.

The Storm drainage Report also suggests that "Berms could be placed along the south lines of all the lots to assure on-site drainage storage and eliminate lot-to-lot stormwater migration." The report also suggests that "the easterly houses could be elevated 2 feet above the existing grade" and "East side basements could be discouraged, based primarily on groundwater matters."

The construction of this subdivision will have little impact on storm water flows. The 5 acre plus lot size keeps the hard surface runoff co-efficient to a minimum and will act more like farm land instead of developed land.

There are other storm water flooding issues in this area that we have looked at and that will need attention. Our office is working on a report that will address these issues and we'll come up with some solutions that will help to alleviate these problems.

Should you have any questions please let me know.



Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

SUMMERLAND RANCHES

Storm Drainage Report

10800 West & 13600 North
Bothwell, Utah

HANSEN & ASSOCIATES, INC.
538 North Main Street
Brigham City, Utah 84302
(435) 723-3491

October 14, 2022

SUMMERLAND RANCHES

Storm Drainage Report

Introduction

The Summerland Ranches subdivision in Bothwell consists of twelve 5-acre minimum lots on 71.4 acres southeast of the 10800 West / 13600 North intersection (tax ID #06-118-0032, northwest quarter of Section 26, Township 12 North, Range 4 West). The site has been historically farmed and has a moderate southerly gradient. During the September 2022 County Planning Commission meeting concerns were voiced about flooding in the area. This report explores the flooding matters in the area and the Summerland Ranches role in regards to those matters.

Regional Drainage

The area receives drainage from a very large upstream region (White's Valley). Attached is the Blind Springs USGS quad map - the blue-highlighted lines are flowlines/valleys; yellow indicates a ridge. There appear to be three locations where flows proceed under the freeway to the west side of I-84. The Summerland Ranches location is indicated on the lower right portion of the map (northwest corner of section 26). As it migrates south, the drainage follows two major pathways: (1) The west side of 10800 West, and (2) Through the LDS Church property at a well-recognized low point just east of Summerland Ranches on 13600 North. The attached Thatcher Mountain USGS quad map shows the regional topography south of 13600 North. The southerly Highline Canal and 'Big Canal' south of it act as interceptor channels. One can see from the quad maps that there is a southeasterly gradient towards 10800 West from the very substantial west hills region.

From 13600 North to 12800 North, significant flows collect in the west side road drainage swale of 10800 West - the road functions as a dam/barrier. The easterly flows don't proceed along the east side of 10800 West but traverse southerly through the Oyler and DRB Corp properties.

Aerial topographic surveying shows distinct contour definition for the LDS Church property leading to the 13600 North, and across the DRB Corp property. Unfortunately, the mapping was performed at a time when corn was present on the Oyler/Summerland properties - the pivot area is easily recognized (see attachment 'Corn Map aerial'). The contours clearly indicate a southerly flow, and flows proceed east of Buster Marble's place, it's just not real apparent if flows go through the east side of Summerland or venture through Oyler. This is discussed further below. At any rate, flows proceed southward to 12800 North across DRB Corp's property, east of West Hills Farms (Summers).

12800 North to The Big Canal

Flooding takes place on the west side of 10800 West with known occurrences happening at the Sandra Hood property (12695 N 10800 W). This flooding is caused from the very large upstream drainage areas (White's Valley) that flows to the west side of 10800 West, and from the west hills. This flooding is not attributable to the Summerland Ranches site.

There is the very evident low spot at 12400 North 10800 West (in front of the Shaun Spicker residence). Flows then are afforded the opportunity to cross the road to a ditch on the east side of 10800 West, presumably to protect homes on the west side of the road. The flows then proceed south to the Highline Canal.

The easterly flows proceed southerly to the Highline Canal.

South of the Highline Canal flows continue to accumulate and augment from the west hills along the west side of 10800 West. East flows that overwhelm the Highline Canal flow southerly to the Big Canal. The Big Canal crosses 10800 West at 11830 North. With west-to-east flows still coming from the west hills, and east-to-west flows proceeding in the Big Canal, flooding is heightened, especially on the northwest side of the Big Canal location at 11830 North 10800 West.

Flooding occurs in the area not because of limited residential development, but because of the sheer number of contributing acres of the drainage basins.

Summerland Ranches

Cross sections are attached with a reference line along the east line of Summerland. Due to contour distinctness being somewhat clouded due to topographical mapping happening at the time of corn production, the easterly drainage route is a little difficult to discern through Oyler & Summerland. Local knowledge has the routing taking place on the Oyler property, though mapping indicates it may veer westerly along the east side of Summerland before veering easterly back to Oyler and then through DRB Corp. A 2-foot berm could be placed along the east line of Summerland (Lots 1 & 12), and the easterly road across Lots 11 & 10 could be elevated to impede flows from venturing onto Summerland Ranches. These measures would protect the residents of Summerland Ranches. Berming could be placed along the south lines of all the lots to assure on-site drainage storage and eliminate lot-to-lot stormwater migration. If deemed superior, south line ditching could be implemented. These measures would also assure that Summerland is not responsible for downstream flooding enhancement.

The east line Summerland berming should assure that subdivision houses are protected, but platting could also include that easterly houses be elevated two feet above existing grade.

East side basements could be discouraged - such a determination would be based primarily on groundwater matters.

Solutions

The drainage problem is a regional / County problem, not a Summerland Ranches induced issue. As mentioned previously, Summerland Ranches can basically self contain it's flows. However now that the flow patterns are better understood, it's healthy to venture into some possible flood protections ideas.

Interestingly, the County owns the 160 acres immediately south of DRB Corp./12800 North (Parcel #'s 06-071-0005, 0004, 0003). We believe it's being leased to Chan Share. Perhaps this area could be excavated two to three feet, thereby acting as a regional drainage basin. Presumably Chan Share could continue it's operations at the lower elevation. Attached are maps from the Box Elder County website showing ownership parcels for reference (the five maps begin at White's Valley and proceed southerly). Such a solution would be beneficial for the easterly flows (LDS-Oyler-DRB).

The west-of-10800 West flows are currently being collected and channeled, however the channel dissipates in the Hood residence area (12695 North) and disappears at the 12400 North low spot (Spicker residence). Looking for County-owned-property solutions, there is a County-owned parcel directly west of the afore-mentioned parcels, on the west side of 10800 West - No. 06-119-0004). If flows could be definitively piped/channeled past Hood (12695 North) and Linke (12635 North) to the County property, detention could take place in another County-owned two-to-three-foot depressed regional basin. The general idea is to use County properties to eliminate land purchases, and to seek the continuance of existing County leases with the added enhancement of drainage protection.

Looking upstream, the County owns some very beneficially located parcels (No.'s 06-117-0003 & 06-117-0005 on the west side of 10800 West, west of the LDS Church property - see sheet 3 of the County Parcels 5-page map set).

Perhaps landowners could be paid to excavate long, linear east-west interceptor channels, 10-feet wide and two-feet deep, along their south property lines, with a storm easement granted to the County.

Hopefully this will spark some ingenious ideas from the local, knowledgeable residents towards productive solutions.

Proposed Text Amendment:

Section 1-3-040

Animals and Fowl for Recreation and Family Food Production: The keeping of animals on a lot or parcel for exclusive personal, non-commercial, use by persons residing thereon.

Applicable to the A-1/2, R-1-20, RR-20, RR-1, and RR-2 zoning districts. The Small Animals portion of the regulations apply to the R-1-8 zoning district.

Large Animals

	<u>Available Fenced Area Per Animal</u>
<u>Sheep, Goat, Ostrich, Emu</u>	<u>500 sq/ft</u>
<u>Hog, Pig</u>	<u>500 sq/ft</u>
<u>Cow, Horse, Llama, Alpaca</u>	<u>2500 sq/ft</u>

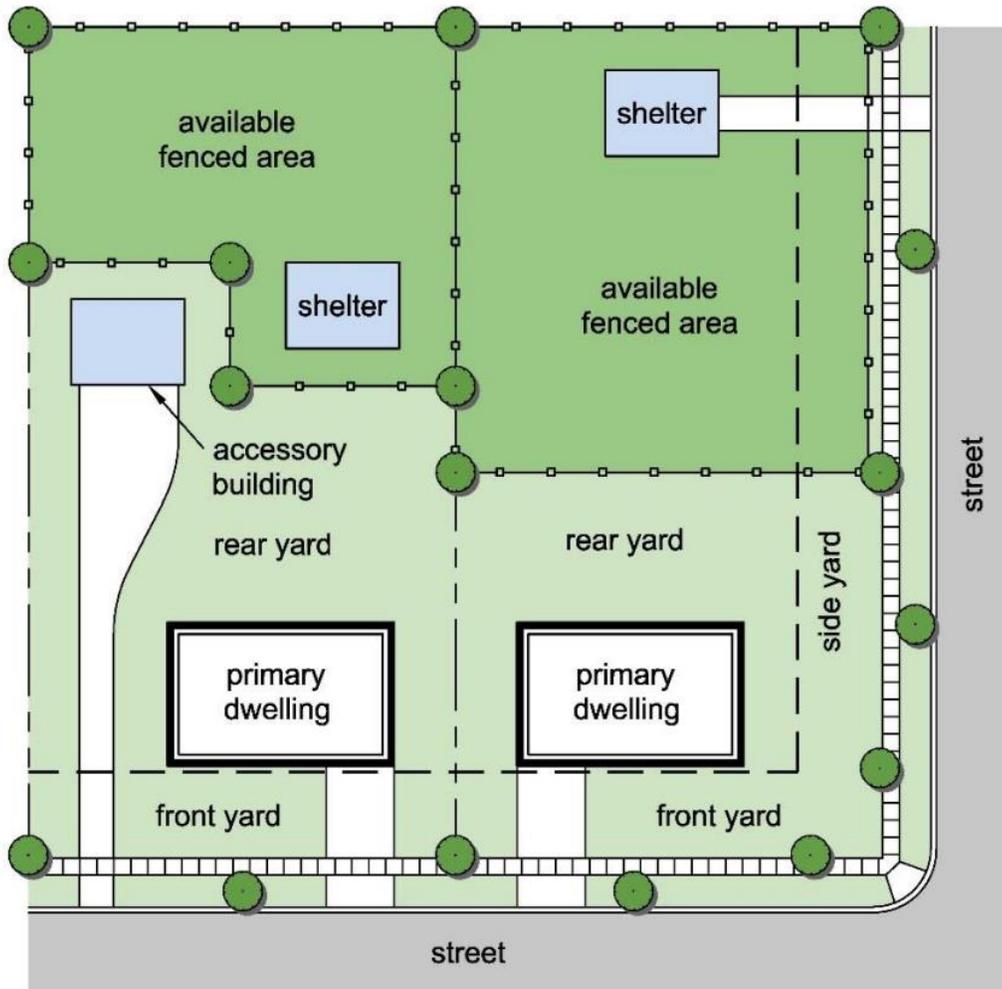
Small Animals

<u>Parcel Size</u>	<u>0.25</u>	<u>0.5</u>	<u>1</u>	<u>1.5</u>	<u>2</u>	<u>Each Additional 0.5 Acre</u>
<u>Duck, Chicken, Pheasant, Pigeon, Quail</u>	<u>5</u>	<u>10</u>	<u>20</u>	<u>30</u>	<u>40</u>	<u>+10</u>
<u>Apiary, Goose, Guinea Hen, Rabbit, Turkey</u>	<u>2</u>	<u>5</u>	<u>10</u>	<u>15</u>	<u>20</u>	<u>+5</u>
<u>Total Per Parcel</u>	<u>5</u>	<u>10</u>	<u>20</u>	<u>30</u>	<u>40</u>	

Exemptions for 4-H are available. If a property is not eligible for animals based on the regulations above, exemption permits can be acquired through the County Community Development office. These permits are issued annually and are valid through August each year.

Small animals have no available fenced area as these animals can more easily exist in the rear yard setback similar to a household pet.

“Available fenced area” for large animals does not include the front, rear, or side yard setback area requirements. (see image below)



Type	Maximum Per ½ Acre—any combination
Horses	2
Goats, Sheep, Llamas, Alpacas and other small animals	2
Chickens, Ducks, Pigeons	10
Rabbits, Hares	5
Apiaries, Aviaries	5 Hives

Chapter 3-2

3-2-070-4	AGRICULTURAL									
3-2-070-4.1	Agriculture, including grazing and pasturing of animals, the tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P	P	P	P	P
3-2-070-4.2	Fruit/Vegetable Stand	C	C	C	C	C	C	C	C	C
		MU 160	MU 80	MU 40	A 20	A 1/2	RR 10	RR 5	RR 2	RR 1
3-2-070-4.3	Farms devoted to raising and marketing chickens, turkeys, or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale.	P	P	P	P	C	P	C	C	C
3-2-070-4.4	Farms devoted to Apiary and Aviary	P	P	P	P	-	C	C	C	-
3-2-070-4.5	Forestry except forest industry	P	P	P	P	-	P	P	P	-
3-2-070-4.6	Forest Industry, such as a saw mill, wood products, plant, etc.	C	C	C	-	-	-	-	-	-
3-2-070-4.7	Agricultural Industry	C	C	C	C	-	C	C	C	-
3-2-070-4.8	Cannabis Production Establishment (must be state licensed and permitted)	-	-	-	P	-	-	-	-	-
3-2-070-4.9	Animals and Fowl for Recreation and Family Food Production	!	!	!	!	P	!	!	P	P
3-2-070-5	Kennel	C	C	C	C	C	C	C	C	C
3-2-070-6	Dude ranch, family vacation ranch	C	C	C	C	-	C	C	C	-

Chapter 3-3

3-3-070-2.0	SPECIAL USES	R-1-8
3-3-070-2.1	The tilling of the soil, the raising of crops, horticulture and gardening	P
3-3-070-2.2	Home Occupation	C
3-3-070-2.3	Household pets	P
3-3-070-2.4	Animals and Fowl for Recreation and Family Food Production (Limited to Small Animals only)	P

Chapter 3-7

3-7-070-4.0	AGRICULTURE	RR-20	R-1-20
3-7-070-4.1	Agriculture, including grazing and pasturing of animals, the tilling of soil, the raising of crops, horticulture and gardening	P	P
3-7-070-4.2	Family food production	P	P
3-7-070-4.3	Fruit/vegetable stand	C	C
<u>3-7-070-4.4</u>	<u>Animals and Fowl for Recreation and Family Food Production</u>	<u>P</u>	<u>P</u>



Scott Lyons <slyons@boxeldercounty.org>

Urgent - Planning Commission Meeting 10/20/22

Calee Garn |

Wed, Oct 19, 2022 at 9:08 PM

To: Scott Lyons <slyons@boxeldercounty.org>

Scott,

Thanks so much for getting back with me. Unfortunately, I will not be able to attend, but please consider the following in your recommendations. I would also be grateful for feedback from the commission of the following.

- 4-H exemption. This should include all animals raised for the purpose of showing and selling in the fair. FFA also participates in this, not just 4-H. Also, something to consider, many youths raise laying hens or rabbits to show in the fair. They are not sold for termination at the fair, and are often times brought back to the fair year after year. Would these qualify for the exemption?

- Animals included: Why are we limiting animals considered to be livestock or farm animals (i.e. chickens, cows, sheep, goats, honey bees), while people can have twice as many dogs or even dog kennels at their house with no restriction?

- Regulation: Mostly, I'd just like to understand who regulates county code? If someone already has their 15 chickens on a 1/2 acre lot, what are the ramifications? Are they grandfathered in or how does that work moving forward?

Thanks so much for all you do,

Calee Garn



Scott Lyons <slyons@boxeldercounty.org>

Question

Therina Simmons

Wed, Oct 19, 2022 at 9:48 PM

To: Scott Lyons <slyons@boxeldercounty.org>

Scott I am unable to attend the meeting on the 20th. Here is what I would like to say if I were there.

As a resident of Beaver Dam I want to put my opinion in that Beaver Dam remain free from restrictions of how many animals a person can have in our community.

Please keep our zoning in place and allow country living instead of restrictions in our community.
Please keep the restrictions within city limits.

I do see a problem with developers saying a subdivision is a place for animals and farms. A subdivision being sold as a farm seems to be the problem. There is a reason people live outside of city limits. It is to have larger parcels and be less restricted on how they can use their land.

I find it very alarming that our subdivision in Beaver Dam honestly had someone complaining that the elk bugled too loud for them to sleep. Elk bugling is part of country living the same as rodents, animal smells etc....

I appreciate laws that keep our community free from micro managing our residents. I also appreciate Box Elder County preserving Beaver Dam as rural.

It is impossible to treat the whole state with the same laws.

Sincerely,
Therina Simmons