

# BEAR RIVER CITY GENERAL PLAN

of 2006

*Prepared by*

**The Bear River City Planning Commission**

Adopted by  
Bear River City Planning Commission

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Date: April 20, 2006

Adopted by  
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Date: July 5, 2006

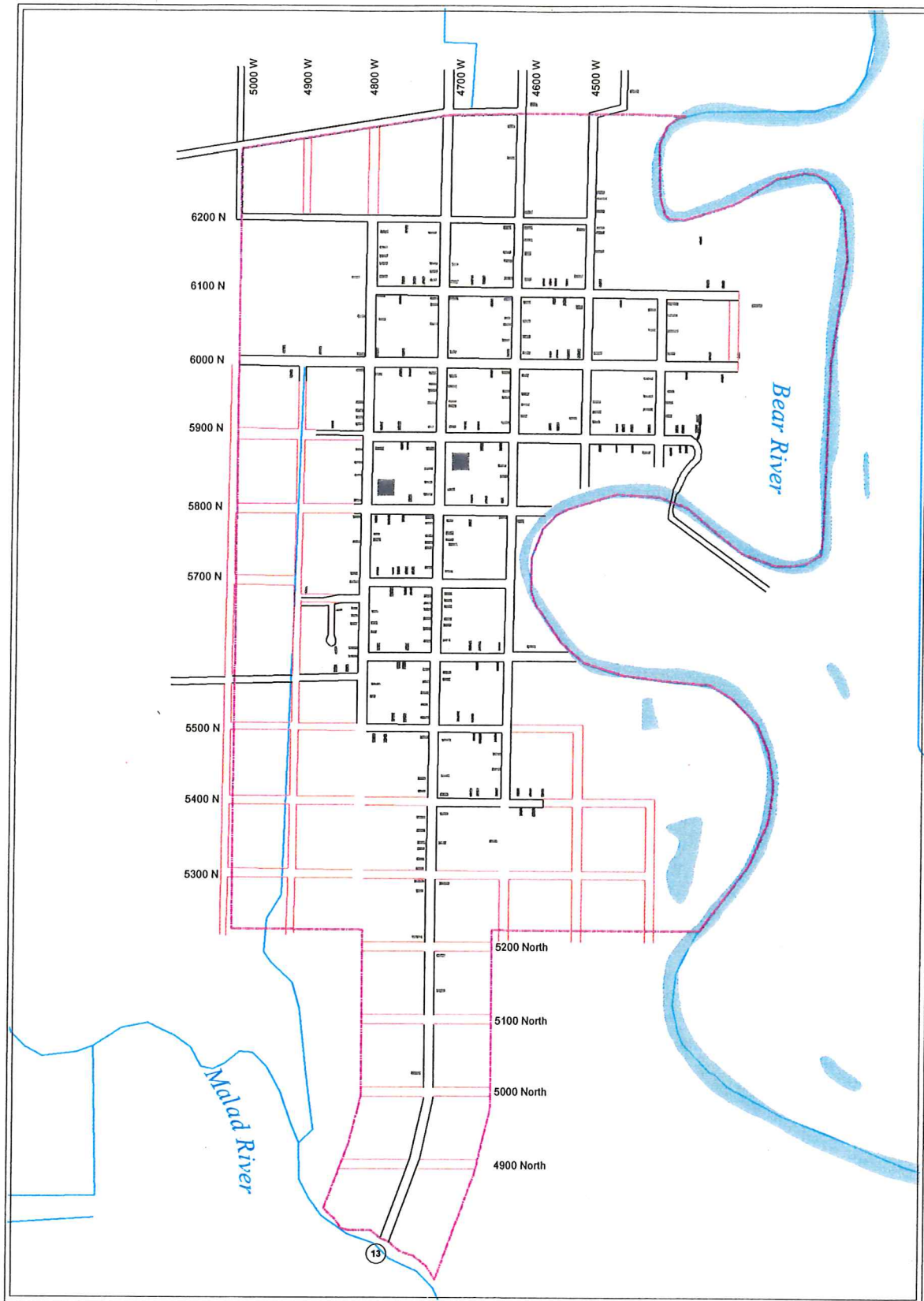
# GENERAL PLAN OF BEAR RIVER CITY RECORD OF CHANGES TO THE GENERAL PLAN

*Note the application amendment year or number  
(i.e. 2005-2006, etc.) and date, and initial when  
replacement pages are inserted*

UPDATE				UPDATE				UPDATE			
No.	Yr.-No.	Date	By	No.	Yr.-No.	Date	By	No.	Yr.-No.	Date	By
1				16				31			
2				17				32			
3				18				33			
4				19				34			
5				20				35			
6				21				36			
7				22				37			
8				23				38			
9				24				39			
10				25				40			
11				26				41			
12				27				42			
13				28				43			
14				29				44			

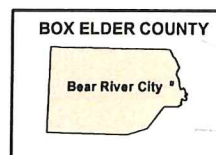
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# **Base Map Legend**

- Corporate Limits
- Existing ROW
- Buildings
- Bear River



## ***Bear River City***

Base Map  
October, 2006



0 500 1,000 2,000 Feet

## **INTRODUCTION**

Bear River City is developing this General Plan for the purpose of directing future decisions regarding growth and the quality of life in the city. Sometimes referred to as a master or comprehensive plan, the general plan when adopted by the city council becomes the official policy statement that articulates the policies which will direct future development.

This document contains a brief physical description of various aspects of the community. This description is followed by policies and goals meant to be adhered to when land-use decisions are made for future development. This general plan should direct the city to improve its physical environment as a setting for human activities through a balance of health, safety, beauty, function, and efficiency.

General population was polled in 1990 with the use of a questionnaire as to what policies and goals would be important to the city. Again in 1995 the general population was polled and a city meeting was held to get more input. In 2006 a public hearing was held to get additional input for updating this plan. Using the questions and comments from the questionnaires and hearings, in combination with accepted planning practices this document has been created.

The most difficult and important use of this document is to direct current day decisions which will attain the long-range goals of the community. Since we cannot predict the future we must determine what we want the community to be and then steer toward the desired result. Taste is difficult to account for, but through public involvement with the planning process and dedicated city government, common goals and values which are good for the greatest number of people can be achieved democratically. Cooperation is needed to make this document work. If these goals can be achieved a better quality of life can be attained. This general plan can facilitate the process, but only with the involvement of each resident. This document should be reviewed and/or updated every 5-10 years.

## **BEAR RIVER CITY COMMUNITY DESCRIPTION**

Bear River City is a small agricultural community located 12 miles northwest of Brigham City near the heart of the Bear River Valley. State Route 13 serves as the main linkage for the community. It connects the community to Elwood and provides interchange access to Interstate 15 from the north. It also connects the community with Corinne and State Route 83 from the south.

Bear River City was settled in 1866 by Scandinavians who were members of the Church of Jesus Christ of Latter Day Saints (LDS) Church. Dugouts made of roots, poles, willows, straw and dirt were built in the banks of the Bear River and served as the settlers first homes. In the fall of 1867, the settlers built homes in a fort in order to protect themselves from Indians. The fort was built on the brow of the Bear River and encompassed approximately 10 acres of land. The houses were made of logs or adobe and occasionally had a family cellar.

In 1866, a dam was built across the Malad River to the north and west of the city to bring irrigation water to the land. This system was later replaced by the Bear River Canal System.

One of the greatest accomplishments undertaken in the early years was the development of a culinary water system. In 1919 the Acme Water Company was organized. It was completely financed by the water users themselves, through the sale of stock in the company. Water finally flowed into Bear River City in

**BEAR RIVER DISTRICT INFRASTRUCTURE INVENTORY FOR BEAR RIVER CITY, UTAH - 2006**

Services	System Age	Upgrade Level	Linear Line	Service Area Size	Peak Operating Capacity	Average Daily Use	Peak Daily Use	User Capacity	Current Users Homes
Water (Private Company)	80 years	80%	unknown	2.5 square miles	0.84 MGD	0.33 MGD	0.49 MGD	unknown	310
Sewer	33 years	unknown	Approx. 21 miles	1.6 square miles	0.21 MGD	0.12 MGD	0.15 MGD	unknown	263

Services	General Description/Facilities					Staffing	Equipment	Enrollment
Roads	State Route 13 serves as the main arterial for Bear River City from Elwood and I-15, I-80 to the north, and Corinne and State Route 83 to the south. Most of the road maintenance service for the City's roads is contracted with Box Elder County.						1 Tractor, 1 Mower	
Solid Waste	The county provides the landfill for Bear River City. Refuse collection is contracted to a private company (the company's collection equipment is fully automated).							
Police	Police service is provided by Box Elder County Sheriff and Utah Highway Patrol.							
Fire	Bear River City does not have its own Fire Department. Fire protection service is provided by response agreements with Tremonton, Honeyville, Corinne and Brigham City. Property owner provides reimbursement to the responding communities.							
Court/Jail	Court and Jail services are provided by Box Elder County.							
Administration	Council members are assigned areas of responsibility. They include: Roads, Cemetery, Sewer/Solid Waste, Irrigation, Building Permits, Park, Celebrations, Health & Emergency, and Animal Control					1 Mayor 5 Council Members 1 City Recorder 1 Park/Cemetery Caretaker 1 Animal Control 1 Street Mower 1 Sewer Operator (All staff are part time)		
Health Care	The community has no health care facilities of its own, however, Brigham City Community Hospital and Bear River Valley Hospital are within a 20 minute drive of Bear River City.							
Education	Box Elder School District: Century Elementary School, Students in grades 6 thru 12 attend either Bear River or Box Elder Intermediate/Middle/High Schools,					Century Elementary- 20 Administrative/Other, 21 Teachers		Century Elementary- Approx. 475

Services	General Description/Facilities				Industrial Parks	Business Licenses	Lodging Facilities	Recreational & Cultural Events	Buildings in ADA Compliance
Economic	The community permits commercial or light manufacturing development.				none	The City requires business licenses.	none		
Recreation	The City has one park with picnic, baseball, soccer, volley ball, basketball, rodeo, and play ground facilities.							City participates in Little League Baseball and Soccer	
Historical/Cultural	The community has a historically significant restored pioneer log cabin with a monument, a monument at the old site and a monument featuring the steeple from the demolished 100 year old church. Various church and community groups are active in historical aspects of Bear River City.							Pioneer Day Celebration Monarch Butterfly Dinner Senior Christmas Dinner	
ADA Compliance Plan	The City is aware of ADA requirements.								Civic Center, Store, Post Office, Church, and School are compliant
Plans, studies and documents	Master plan is currently being revised. Last revision of the plan was in 2006.								

## HOUSING

The term housing is defined as a building or shelter that provides a place in which people can live. In analyzing and projecting future housing needs for Bear River City, it is important to keep in mind one very simple fact: every family or individual needs a place to live.

As individuals and families move from one stage of life to the next, a market approach enables them to live in housing that suits their needs and desires while allowing them to maintain their neighborhood bonds and live close to extended family members.

Bear River City's primary housing goal is to allow adequate housing that meets population and age demands and supports the health, welfare, safety and aesthetic needs of the public. According to an analysis reported in the City's Affordable Housing Plan (see Appendix B), there is currently a sufficient supply of moderate-income housing available to provide for the needs through 2010. However, the existing supply of moderate-income housing is not evenly distributed throughout the differing income brackets.

Bear River City will attempt to diversify the types of residential development available. Much of what will happen in the next ten years will be driven by housing market forces that are external to Bear River City.

Bear River City will also comply with Utah Code, section 10-9a-403 which defines moderate income housing.

### MODERATE INCOME HOUSING

#### GOAL

Improve access to Housing Opportunities for Low and Moderate Income Residents.

#### POLICIES

Support and Utilize Existing Moderate Income Housing Resources

- 1) Support and promote the first time home buyer program administered by B.R.A.G.
- 2) Support and promote housing repair and rehabilitation program administered by the B.R.A.G. and the USDA Rural Development Agency.

#### GOAL

Improve Fair Housing Practices

#### POLICIES

Support Fair Housing Practices through Education and Awareness

- 1) Sponsor and support presentations and information dissemination by non-profit and government agencies.

- 5) Re-zone to allow for both single-family and multi-family housing on residential lots.
- 6) Adopt an inclusion zoning ordinance requiring a certain portion of new major subdivision units to be moderate income.
- 7) Modify subdivision and zoning ordinances to include density bonuses for certain types of moderate income housing units such as Garden Courts (a garden or park surrounded by higher density housing) or duplexes and apartments that fit into neighborhoods (designed to look like a large home, but accommodate two, three or four units).
- 8) Some undeveloped property within the city limits at the date of this General Plan of 2006 (July 5, 2006) may not meet the minimum lot size, one-half acre. A review for consideration of building plans may be requested through the zoning administrator and the planning commission if able to comply with all other zoning regulations.
- 9) Modify zoning ordinance so people are able to work from home with a separate entrance and discreet signing. This type of housing must be zoned to allow for office use by non-resident employees and customers.

### PRIDE IN YARDS

#### GOAL

Encourage Citizens to take Pride in Maintaining their Yards

#### POLICIES

- 1) Require minimum standard landscaping.
- 2) Enforce the encroachment ordinance and deal with unsightly or unsafe conditions according to applicable ordinances.
- 3) Establish programs to discourage unsightly yards.
  - a) Sponsor periodic clean up days.
  - b) Establish and enforce trash control ordinances.

### ELDERLY RESIDENTIAL FACILITIES

#### GOAL

Adopt ordinances that establish that a residential facility for elderly persons is a permitted use in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings. (Utah Code Section 10-9a)

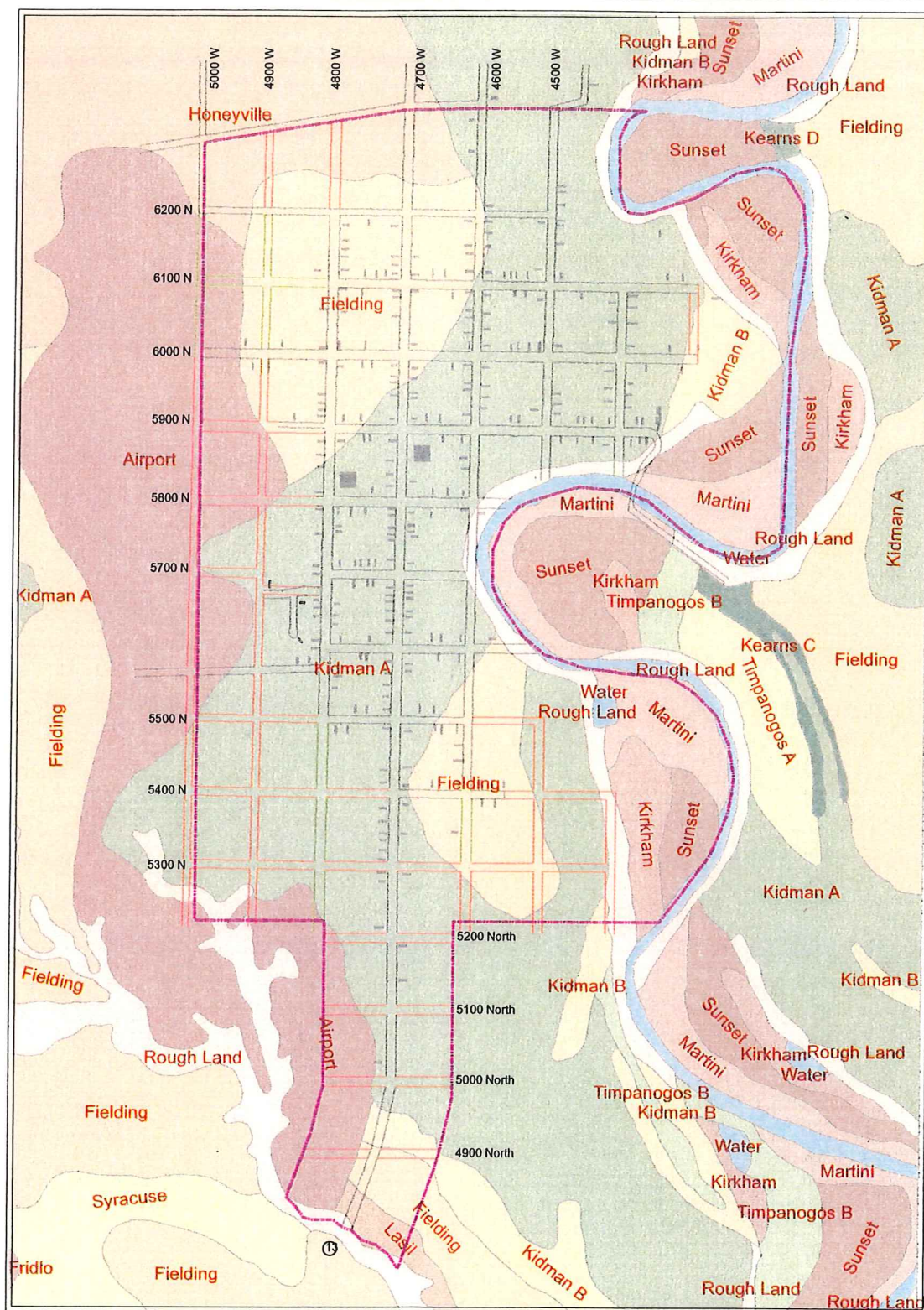




















## Bear River City Soil Types and USDA Classifications

<b>Soil Name</b>	<b>Soil Symbol</b>	<b>Agriculture Soil</b>	<b>Septic Constraints</b>	<b>Residential Constraints</b>
Airport	Ao	Not Prime	Very Limited	Very Limited
Fielding	Fe	Prime	Very Limited	Not Limited
Honeyville	Ho	Not Prime	Very Limited	Limited
Kidman A	KIA	Prime	Limited	Not Limited
Kidman B	KIB	Prime	Limited	Not Limited
Kirkham	Kr	Not Prime	Very Limited	Very Limited
Lasil	Ld	Not Prime	Very Limited	Limited
Martini	Me	Prime	Very Limited	Very Limited
Rough Land	Rv	Not Prime	Unrated	Unrated
Sunset	Sy	Prime	Very Limited	Very Limited
Water	W	Not Prime	Unrated	Unrated

\*Classification based on U.S. Department of Agriculture (USDA) Soil Survey Geographic Database (SSURGO). All Soils listed are within the Bear River City Municipal Boundary.

Mapping by:



SSURGO Soils					
	Kearns C (KeC)		Syracuse (Sz)		Fridlo (Fv)
	Kearns D (KeD)		Timpanogos A (TmA)		Sunset (Sy)
	Kidman A (KIA)		Kidman B (KIB)		Airport (Ao)
	Timpanogos B (TmB)		Fielding (Fe)		Kirkham (Kr)
	Timpanogos B (TmB)		Honeyville (Ho)		Martini (Me)
	Greenston (Gr)		Lasil (Ld)		Rough Land (Rv)

## Bear River City

### USDA NRCS SOILS

0 500 1,000 2,000 Feet



Soil data from the Natural Resource Conservation Service (NRCS) SSURGO digital data. SSURGO depicts information about the kinds and distribution of soils on the landscape. This soil map and data used in the SSURGO product were prepared by soil scientists as part of the National Cooperative Soil Survey.

## Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings with and without basements and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. Not limited indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. Somewhat limited indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. Very limited indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

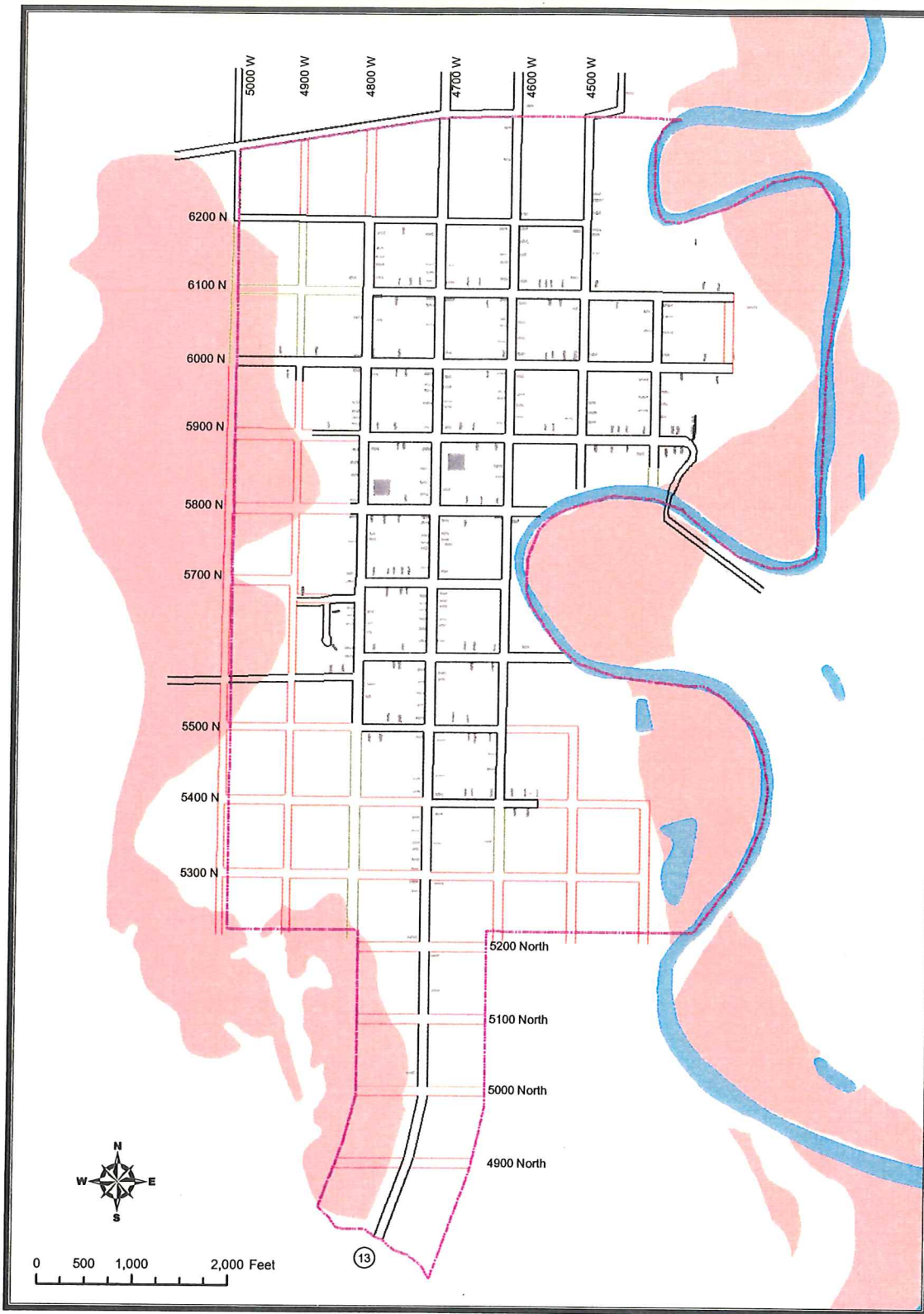
Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.



Mapping by:



### Map Legend

- Existing ROW
- Platted ROW
- Proposed ROW
- Corporate Limits
- Building Footprint

### Residential Limitations

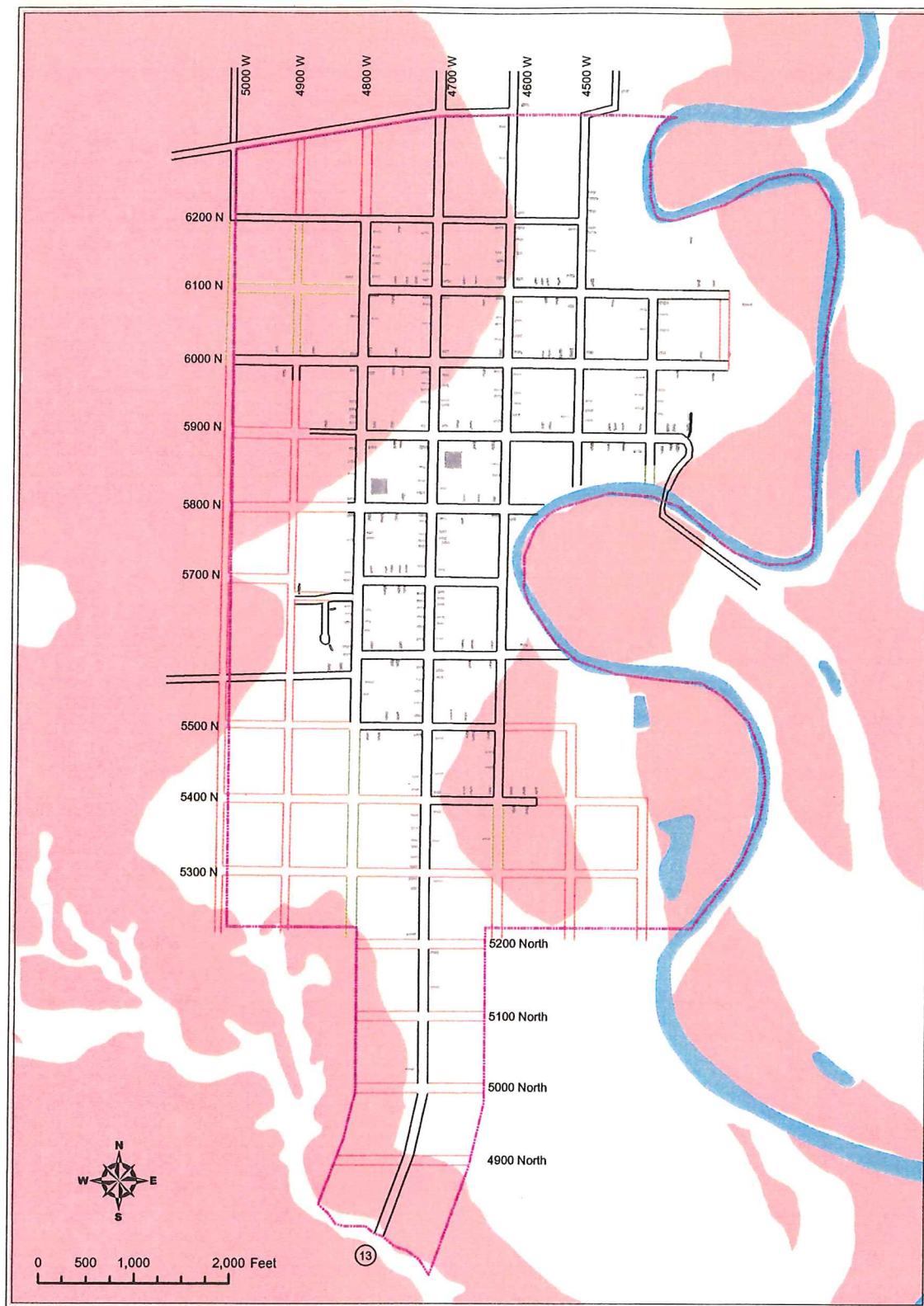
- Very Limited

## Bear River City

### Building Soil Constraints Map

Building soil constraints based on soil data from the National Resource Conservation Service (NRCS) SSURGO soils data set. SSURGO depicts information about the kinds and distribution of soils on the landscape. This soil map and data used in the SSURGO product were prepared by soil scientists as part of the National Cooperative Soil Survey. Soil properties influence the development of building sites, the design of the structure, construction, performance after construction, and maintenance. "Very Limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be over come without major soil reclamation, special design, or expensive installation procedures.

Mapping by:



### Map Legend

- Existing ROW
- Platted ROW
- Proposed ROW
- - - Corporate Limits
- Building Footprint

### Septic System Absorption

- Very Limited

## Bear River City Septic System Constraints Map

Septic system soil constraints are based on soil data from the National Resource Conservation Service (NRCS) SSURGO soils data set. SSURGO depicts information about the kinds and distribution of soils on the landscape. This soil map and data used in the SSURGO product were prepared by soil scientists as part of the National Cooperative Soil Survey. The rating is based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health.

# Dwellings and Small Commercial Buildings

Box Elder County, Utah, Eastern Part, Bear River City Area

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
Ao:							
AIRPORT	80	Very limited Flooding Shrink-swell	1 0.5	Very limited Flooding Depth to saturated zone Shrink-swell	1 0.99 0.5	Very limited Flooding Shrink-swell	1 0.5
Fe:							
FIELDING	85	Not limited		Somewhat limited Depth to saturated zone	0.47	Not limited	
Fv:							
FRIDLO	85	Somewhat limited Shrink-swell	0.5	Somewhat limited Depth to saturated zone Shrink-swell	0.9 0.5	Somewhat limited Shrink-swell	0.5
Gr:							
GREENSDN	80	Not limited		Somewhat limited Depth to saturated zone	0.99	Not limited	
Ho:							
HONEYVILLE	85	Somewhat limited Shrink-swell	0.5	Somewhat limited Depth to saturated zone Shrink-swell	0.61 0.5	Somewhat limited Shrink-swell	0.5
KeC:							
KEARNS	85	Not limited		Not limited		Somewhat limited Slope	0.13
KeD:							
KEARNS	85	Not limited		Not limited		Very limited Slope	1
KIA:							
KIDMAN	85	Not limited		Somewhat limited Depth to saturated zone	0.47	Not limited	



## Sewage Disposal

This table shows the degree and kind of soil limitations that affect septic tank absorption fields and sewage lagoons. The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. Not limited indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. Somewhat limited indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. Very limited indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

Sewage lagoons are shallow ponds constructed to hold sewage while aerobic bacteria decompose the solid and liquid wastes. Lagoons should have a nearly level floor surrounded by cut slopes or embankments of compacted soil. Nearly impervious soil material for the lagoon floor and sides is required to minimize seepage and contamination of ground water. Considered in the ratings are slope, Ksat, depth to a water table, ponding, depth to bedrock or a cemented pan, flooding, large stones, and content of organic matter.

Ksat is a critical property affecting the suitability for sewage lagoons. Most porous soils eventually become sealed when they are used as sites for sewage lagoons. Until sealing occurs, however, the hazard of pollution is severe. Soils that have a Ksat rate of more than 14 um per second are too porous for the proper functioning of sewage lagoons. In these soils, seepage of the effluent can result in contamination of the ground water. Ground-water contamination is also a hazard if fractured bedrock is within a depth of 40 inches, if the water table is high enough to raise the level of sewage in the lagoon, or if floodwater overtops the lagoon.

A high content of organic matter is detrimental to proper functioning of the lagoon because it inhibits aerobic activity. Slope, bedrock, and cemented pans can cause construction problems, and large stones can hinder compaction of the lagoon floor. If the lagoon is to be uniformly deep throughout, the slope must be gentle enough and the soil material must be thick enough over bedrock or a cemented pan to make land smoothing practical.

# Sewage Disposal

Box Elder County, Utah, Eastern Part, Bear River City Area

Map symbol and soil name	Pct. of map unit	Septic tank absorption fields		Sewage lagoons	
		Rating class and limiting features	Value	Rating class and limiting features	Value
KIA:					
KIDMAN	85	Somewhat limited		Somewhat limited	
		Depth to saturated zone	0.94	Seepage	0.53
		Restricted permeability	0.46	Depth to saturated zone	0.4
KIB:					
KIDMAN	85	Somewhat limited		Somewhat limited	
		Depth to saturated zone	0.94	Seepage	0.53
		Restricted permeability	0.46	Depth to saturated zone	0.4
				Slope	0.08
Kr:					
KIRKHAM	85	Very limited		Somewhat limited	
		Restricted permeability	1	Depth to saturated zone	1
		Depth to saturated zone	1	Flooding	0.4
		Flooding	0.4		
Ld:					
LASIL, moderately alkali	80	Very limited		Very limited	
		Restricted permeability	1	Depth to saturated zone	1
		Depth to saturated zone	1		
Me:					
MARTINI	80	Very limited		Very limited	
		Flooding	1	Flooding	1
		Filtering capacity	1	Seepage	1
		Seepage	1	Depth to saturated zone	0.4
		Depth to saturated zone	0.94		
Rv:					
ROUGH BROKEN LAND	99	Not rated		Not rated	
Sy:					
SUNSET	85	Very limited		Very limited	
		Depth to saturated zone	1	Seepage	1
		Seepage	1	Depth to saturated zone	1
		Restricted permeability	0.46	Flooding	0.4
		Flooding	0.4		



## **PUBLIC SERVICES**

### **ROADS/STREETS TRANSPORTATION/CIRCULATION**

Most of the Bear River City residents are not employed in Bear River City but in areas and cities close by. Most attend to shopping, medical and personal needs in Tremonton 8 miles north, or in Brigham City, approximately 12 miles south. In addition to needing transportation to urban centers, citizens need ready access to nearby agricultural and recreational areas.

Interstate 15 and 84 provide north and south access. State Highway 13 provides access to Brigham City and Tremonton. Bear River City is responsible for maintaining approximately 7.92 miles of Class C roads within the city.

The city does not require sidewalks for all new construction within the community. Not all of the streets in the city currently have sidewalks.

#### **GOAL**

Provide attractive, safe, functioning street environments through the use of planning and zoning.

#### **POLICIES**

The city will continue to use "Class C" road funds from the state to maintain city roads. Road impact fees will be used for new road construction and major reconstruction.

Develop a priority system for improving roads and other circulation needs.

Use planning and zoning to develop a city plan.

Extend the street grid system, established by the city founders, as required by residential growth. (See the Bear River City Official Zoning Map located on page 32).

The city will encourage good landscaping and will make an effort to maintain and upgrade existing roads.

Establish better parking restrictions to deter impact from commercial trucks, and enforce the zoning and city encroachment ordinances to ensure adequate off-street parking.

Help to facilitate car pooling.

### **SCHOOLS**

An elementary school with playground equipment serving kindergarten through fifth grade is located at 4800 West and 5800 North.

Students from grades 6 through 12 can attend either Brigham City schools or Tremonton schools (distance is about the same either way).

#### **GOAL**

Strive to provide a safe school environment including safe access for pedestrian traffic around the school and across major roadways.

sewer system. With repairs made to the collection system, the city engineer in Decemenber, 2004 determined that the treatment facility could handle an additional 61 hookups.

#### POLICIES

The city needs an adequate sewer system .

#### GOAL

Increase sewer hook-up fees, as necessary, to cover costs. Bear River City will collect a monthly sewer user fee or allow annual payment. If a new hook-up is desired where there is no main sewer line, the applicant for the new hook-up shall pay for the installation of a mainline which will meet city specifications.

Enlarge or replace the sewer system as directed by the city engineer and Department of Environmental and Water Quality Division.

Maintain a map that shows the sewer hook ups in the city.

Enforce the ordinance for sewer hookups.

### SUB-SURFACE DRAIN SYSTEM

There are some subsurface drains throughout the city, many which have been neglected over the years and are non functional. The drains on private property are the responsibility of the landowners on whose property they are located.

#### POLICIES

The city will work with residents on the subsurface drain system.

#### GOAL

The city will have control of access to subsurface drains located on city property.

Create a master map showing sub-surface drain lines.

### SECONDARY WATER/IRRIGATION SYSTEM

The city manages an irrigation system with water shares purchased from the Bear River Canal Company. The city's system consists of eight (8) miles of lateral ditches and four (4) miles of main ditches.

#### POLICIES

Bear River City will work with Bear River Canal Company to manage the secondary irrigation water system in the city.

#### GOALS

Bear River Canal Company will provide irrigation water for the city.

## SOLID WASTE

A private company provides solid waste pick-up and disposal to Bear River City residents. Garbage is taken to the Box Elder County sanitary landfill. Bear River City collects the fees to pay for the private waste collection and disposal. Residents purchase waste containers from the city.

### GOAL

Provide adequate waste collection services to residents of the City at a reasonable cost.

### POLICIES

The city will continue to participate with private enterprise for solid waste collection and disposal.

Encourage recycling.

## LIBRARY

The city relies on the Bookmobile to provide local access to library services.

### GOAL

Make library resources available to City residents that are commensurate with our small city budget.

### POLICIES

The city will continue to rely on the libraries in the Bookmobile and the school.

Develop a community library .

## CIVIC CENTER AND CITY OFFICES

The Bear River City Civic Center and City Offices building is located at 5871 N 4700 W, on the main street through the city. The building is used for city meetings, water and irrigation company meetings and for other civic, community, and family functions. It has offices for the city personnel. The building was dedicated in September of 2002.

### GOAL

Make optimum use of the Civic Center for city business, public meetings and social activities.

### POLICIES

Civic Center will continue to be used for public meetings affecting city residents.

Continue to rent the Civic Center for family and group events.

Landscape and improve the Civic Center area including additional parking.

## HERITAGE AND CULTURAL ENRICHMENT

Important elements in the determination of the character of a city are the appreciation of the history of the area, continuity with the past and recognition of the need for cultural opportunities in the community.

### GOAL

Preserve the heritage of Bear River City by protecting elements of historical significance and by recognizing the heritage and efforts of those who have made Bear River City what it is.

Encourage the development of cultural opportunities for city residents of all ages.

### POLICIES

Develop programs to enhance historical preservation and cultural development within the community.

## **CAPITAL IMPROVEMENT PROJECTS**

Bear River City is a “bedroom community”, it’s population works outside the city limits and shops outside the city limits, but relies on the city for services. Revenue is needed for the city to keep pace with population growth and city infrastructure maintenance costs. Taxes paid by commercial development normally provide the required revenues to keep cities clean and healthy. Because the revenue from those taxes is minimal, one of the major difficulties that the city will deal with in the upcoming years is how to maintain services without radically increasing fees. The city must be very active in budgeting for future maintenance, repair, and personnel needs. It is difficult to continue to plan on volunteer labor and status quo maintenance. The goal is to make a more viable city to help lessen the amount that taxes have to be raised. Various projects have been identified and this list will be supplemented as needs are identified. (See Five year Capitol Improvement Plan.)

### GOAL

Make a more viable city through well planned capital improvements and general maintenance.

### POLICIES

Develop projected revenue needs to carry out capital improvements.

Update and review the attached capital improvement plan annually.

## LAND USE PATTERNS

Bear River City residents enjoy a rural atmosphere which they seek to preserve. Pressures from larger municipalities, such as nearby Brigham City, have impacted Bear River City only slightly. The city could become solely a bedroom community lacking diversity and without a useful tax base. Most residents work outside Bear River City.

### LAND USE

The city is primarily residential with some home occupation type businesses interspersed throughout. The city has some small commercial businesses. There is still some farming within the city limits.

The building permit process should be well defined and coordinated with the Acme Water Company and the Box Elder County building inspector. Land should be developed to its best and highest use according to the current laws and zoning ordinance. A simplified version of the building permit process is given below.

### BUILDING PERMIT PROCESS

1. The Zoning Administrator will review application, documentation, site plans (building, sewer, and culinary water signatures as needed) and house plans for compliance with local regulations. When approved, the permit will be signed by the Zoning Administrator and City Council Member over zoning.
2. The applicant will then take the approved building permit application, building site plan, and house plans to the Box Elder County Building Inspector's Office for approval.
3. After receiving approval from the county building inspector, the applicant will take the approved documents to the Bear River City Recorder and pay for the permit, hookup, sewer extension if required, and impact fees).
4. Construction may start after final approval is given.
5. City inspection of sewer connections between property lines is required. Additional inspections required for other utilities. A fee is charged for each additional inspection required.

Mag Ryan suggestions:  
Gen Plan  
Pg 30 Land Use  
How do you want to see  
land developed? (Grid  
system - do you want to keep)

### GOAL

The city desires to create a diversified community where all essential needs and services are provided.

### POLICIES

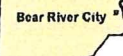
No new concentration of animals for commercial use will be allowed within the city limits. Expansion of existing commercial agricultural businesses will require a conditional use permit.

Control animals, including pets, so they are not a nuisance but still allow for raising of animals for 4-H, FFA or personal reasons.

Encourage beautification and improvement of living conditions in the community.

Use the business license ordinance to regulate businesses in the city.





Certification

Mayor Richard M. Lee Date 9/24/12

Council Chair Gregory R. Haddock Date 9/24/12

City Clerk Carol S. Anderson Date 9/24/12

## **GROWTH AND ANNEXATION**

In 2001 the Utah State Legislature passed an annexation law update for all counties except Salt Lake. This new law mandated that all municipalities must have an adopted Annexation Policy Plan by December 31, 2002. The policy plan will help municipalities guide decision making regarding future annexations and help plan for future expansion of services in conjunction with neighboring political entities. After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.

Bear River City completed this mandate, meeting with neighboring municipalities and agreeing on suitable lines. This expansion plan is shown on the map (page 34) included with this section.

Annexation petitions must be contiguous to the present city boundaries and the laws required for annexation procedures are found in Utah Code Sections 10-2-401.5; 10-2-402; 10-2-418; 10-2-403; 10-2-405; 10-2-406; 10-2-407 and 10-2-408. These sections were last revised in May of 2004. Because revisions are frequent, Section 10, Utah Code will need to be reviewed often.

Further growth to the population of Bear River City will consist of in-fill and land annexation.

### **GOAL**

Grow in an orderly manner and provide for the needs of the community.

### **POLICY**

Accept annexations that conform to current growth patterns and will not unduly impact the city's ability to provide services to its citizens.





## **CONCLUSION AND RECOMMENDATIONS**

Generally the people of Bear River City enjoy the city the way it is today. They seek to retain it's small rural city charm. Through responsible and active planning the city may be able to determine it's future. Without planning, development will happen in a haphazard way. Commercial services are somewhat depressed in the city. Various home occupations are used to augment personal income. The city may want to pursue incentives or provide assistance to retail services which are needed by the city. Future industrial and commercial agriculture uses should be separated from the residential areas of the city. City maintenance is expensive, and improving quality of life will require increased revenue and continued volunteer service. The city should use the capital improvement plan to direct maintenance, capital purchases, and miscellaneous budget items.

Natural growth will require upgrading many of the basic life support systems in the city. The city should continue to evaluate the capacity of these systems and should continue with financial planning for future expenditures in these areas. Through use of this general plan and city ordinances, the current and future needs of the community can be met.

The city will continue to rely heavily on the dedicated people who sacrifice their family/business/recreational time to serve the ever increasing needs of the community as planning commissioners, city council members, mayors, and volunteers.

## **SUMMARY OF MAJOR GOALS AND POLICIES**

Continue with an economic improvement plan and incentives for adequate community services for the city.

Determine if there is a need for the city to become involved in State or Federal programs which provide subsidies for rent or weather proofing activities.

Continue to support residential growth, where demand and adequate services are present.

Update the zoning ordinance.

Establish better parking restrictions to deter impact from commercial trucks.

Develop a priority system for improving roads and other circulation needs.

## APPENDIX A

<b>PUBLIC HOUSING RESOURCES IN BOX ELDER COUNTY</b>		
<b>AGENCY OR RESOURCE</b>	<b>CONTACT PERSON/ADDRESS AND PHONE #</b>	<b>TYPES OF SERVICES THAT ARE AVAILABLE</b>
<b>FEDERAL PROGRAMS</b>		
<b>SECTION 8 RENTAL ASSISTANCE</b>	Kent Watson, Bear River Regional Housing Authority Director BRAG: 170 North Main Street Logan, Utah 84321 (752-7242) Toll free: 1-877-772-7242	Rental assistance for low-income persons.
<b>HOME PROGRAM</b>	Jeff Kerl, Housing Specialist BRAG: 170 North Main Street Logan, Utah 84321 (752-7242)	Low-income homeowner rehabilitation and new construction Rental rehabilitation
<b>WEATHERIZATION</b>	Doug Stark, Weatherization Director BRAG: 170 North Main Street Logan, Utah 84321 (752-7242)	Weatherization of owner and rental dwelling units
<b>EMERGENCY SHELTER HOUSING</b>	Garth Stockton, Human Resource Director BRAG: 170 North Main Street Logan, Utah 84321 (752-7242)	Temporary assistance for homeless and "at risk" persons
<b>EMERGENCY WATER/ WASTEWATER ASSISTANCE MINOR HOME REPAIR</b>	Roger Jones, Director Community and Economic Development BRAG: 170 North Main Street Logan, Utah 84321 (752-7242)	Assistance for emergency water/ wastewater problems for low-income homeowners
<b>USDA Rural Development (FARMERS HOME ADMINISTRATION)</b>	Lynn Sagers 91 South 100 East Tremonton, Utah 84337 435-257-5404	Home ownership program and reverse mortgage
<b>VISTA VOLUNTEERS</b>	Sharron Abegglen, Volunteer Coordinator Community Action Program 764 South 200 West Salt Lake City, Utah 84101 (359-2444)	Federally funded volunteers available to agencies

<b>PUBLIC HOUSING RESOURCES IN BOX ELDER COUNTY</b>		
<b>AGENCY OR RESOURCE</b>	<b>CONTACT PERSON/ADDRESS AND PHONE #</b>	<b>TYPES OF SERVICES THAT ARE AVAILABLE</b>
<b>HABITAT FOR HUMANITY/ NORTHERN UTAH CACHE CHAPTER</b>	Bonnie Myers P.O. Box 456 Brigham City, Utah 84302 (723-7133)	Habit for Humanity is an ecumenical Christian housing organization which builds houses for people in need. Homes are built in partnership with disadvantaged families and are sold at no profit and with no interest.
<b>UTAH HOUSING AND FOOD SERVICES</b>	Gregg Rigby 1-800-538-2663 Utah State University Logan, Utah 84322-8600 Single Students - (750-3113) Family Students - (750-3122)	Student Housing Services
<b>RED CROSS</b>	666 N. Main St. Logan, UT 435-752-1125	Emergency housing services for special cases
<b>UNITED WAY</b>	Mary Sorensen 55 North Main Logan, Utah 84321 (753-0317)	Provides money to 23 local non-profit agencies, Helpline, Red Cross, Salvation Army and the Senior Citizen Center all have minor dealings with housing related services
<b>FOR PROFIT</b>		
<b>QUESTAR</b>	1-800-323-5517	Emergency furnace repair assistance

<b>SPECIAL HEALTH RESOURCES IN BOX ELDER COUNTY</b>		
<b>AGENCY OR RESOURCE</b>	<b>CONTACT PERSON/ADDRESS AND PHONE #</b>	<b>TYPES OF SERVICES THAT ARE AVAILABLE</b>
<b>FEDERAL PROGRAMS</b>		
<b>BEAR RIVER MENTAL HEALTH</b>	Call Main Office 663 W. 950 S. Brigham City, Utah 84302	Counseling for persons with mental difficulties

## Appendix B

# Affordable Housing Plan

## Bear River City, UT

### Introduction

The term housing is defined as a building of shelter that provides a place in which people can live. In analyzing and projecting future housing needs of Bear River City, it is important to keep in mind one very simple fact: every family or individual needs a place to live.

Utah has and will continue to experience rapid population growth. Throughout the 1990's Utah was the fourth fastest growing state in the nation. However only one-fifth of Utah's 2.35 percent annual growth is from in-migration. Eighty percent of the states growth is due to our children growing up, starting their own families and settling down in the area.

Bear River City's primary housing goal is to provide adequate housing that meets population demands and supports the health, welfare, and safety of the public. To help achieve this goal, and to comply with Utah Code, a moderate income housing plan is provided.

### Definition of Moderate Income Housing

Utah Code defines "moderate income housing" as "housing occupied or reserved for occupancy by households with a gross household income equal or less than 80% of the median gross income for household of the same size in the county in which the city is located (Utah Code, section 10-9a-403)".

In accordance with the definition of moderate income housing it is important to understand the definition of a "household". The U.S. Census states, "A household includes all the people who occupy a housing unit as their usual place of residence."

According to the 2000 Census the average household size in Box Elder County was 3.1 persons. According to the 2003 Utah State tax data the median gross income for a household of 3.1 persons in Box Elder County is \$39,376, 80% of which equates to \$31,501. An average household in Bear River City earning less than 80% (\$31,501) of the median gross income for the county qualifies for moderate -income housing.

<b>Table 1: Population and Household Profile for Bear River City</b>	
2010 Projected Population: Bear River City	875
2005 Estimated Household Size: Box Elder County	3.10
2005 Estimated Household Size: Bear River City	3.32
2003 Income Limit (80% of County Median) for an Average Household Qualifying for Moderate Income Housing (Utah Tax Data)	\$31,501

**Source:** Governors Office of Planning and Budget,  
<http://governor.utah.gov/dea/05BaselineCityProj.pdf>

<b>Table 3: Available Moderate Income Housing in 2003</b>			
	<b>80 to 51 Percent</b>	<b>50 to 31 Percent</b>	<b>30 to 0 Percent</b>
<b>Households</b>	39	16	3
<b>Housing Units</b>	76	10	4
<b>Deficiency</b>	0 (0%)	6 (37.5%)	0 (0%)

Source: U.S. Census 2000, <http://factfinder.census.gov>

The data in Table 3 shows that there is a surplus of housing units in the 80 to 51% income group. There exists a shortage of available housing units in the 50 to 31% income group, and there are sufficient housing units available in the 30 to 0% income group. According to this analysis there is currently a sufficient supply of moderate -income housing available. However the existing supply of moderate-income housing is not evenly distributed throughout the differing income brackets.

**An estimate of the need for future development of moderate income housing within Bear River City**  
In order to project housing needs for the next five years, the projected population should be considered. The number of housing units needed to accommodate the expected population is derived by dividing the total projected population by 3.32 (the average number of occupants per housing unit in Bear River City in 2000). The number of moderate income units needed is derived by multiplying the number of housing units by .26 (the percentage of households in need of moderate income housing in 2000). The results of these projections are shown in Table 4.

<b>Table 4: Projected Moderate Income Housing Needs</b>			
<b>Year</b>	<b>Population</b>	<b>Housing Units</b>	<b>Moderate Income Units Needed</b>
<b>2006</b>	816	246	64
<b>2007</b>	831	251	65
<b>2008</b>	846	255	66
<b>2009</b>	860	259	67
<b>2010</b>	875	264	69

Comparing Table 3 with Table 4 shows that the 76 moderate income housing units available in 2003 exceeds the 69 units needed in 2010. However, some of the new housing should be encouraged to be within the income limits for purchase or rent falling within the targeted income brackets.

**An evaluation of how existing zoning densities affect opportunities for moderate-income housing**  
Land use regulations are often considered one of the major barriers to the development of affordable housing and are reflected in the cost of housing. Zoning regulations may cause the price of housing to go up therefore making it less affordable to moderate-income households. The three major areas where land use regulations have had the greatest impact on the cost of housing are:

1. Large lot zoning
2. Standards imposed by zoning and subdivision regulations