

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

November 20, 2025

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

1. CALL TO ORDER 7:00 p.m. (County Commission Chamber Room, Main Floor)

- a. Roll Call (Commissioners B. Robinson, M. Wilding, J. Holmgren, J. Pugsley, J. Jacobsen, L. Jensen, B. East, B. Bowen)

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL of the October 16, 2025 Planning Commission Minutes.

5. UNFINISHED BUSINESS

- a. **BLUE PHANTOM KENNELS, SP25-007**, Request for Site Plan approval for a commercial kennel business located at approximately 18110 N 6000 W, north of the Riverside area of Unincorporated Box Elder County. ACTION

6. PUBLIC HEARINGS

- a. **COUNTY WATER MASTER PLAN, GP25-001**, Proposal to amend the Box Elder County General Plan to ensure compliance with Utah Code Ann. §17-27a-403 and include the County Water Master Plan. ACTION
- b. **HARPER WARD COMMUNITY PLAN, GP25-002**, Proposal to amend the Box Elder County General Plan to include the Harper Ward Community Plan. ACTION

7. NEW BUSINESS

- a. **GSL LITHIUM EXTRACTION, SP25-008**, Request for Site Plan approval for a lithium extraction facility located on the north arm of the Great Salt Lake. ACTION.
- b. **ROCHE RANCHES SUBDIVISION NO. 2 and AMENDMENT OF LOT 1, SS25-028**, Request for a subdivision amendment, located at 6322 W 17100 N in the Riverside area of Unincorporated Box Elder County. ACTION
- c. **ROBERTS LANDSCAPE ROCK, SP25-009**, Request for Site Plan approval for a commercial landscape/rock product facility located at 8393 N 6800 W in the Elwood area of Unincorporated Box Elder County. ACTION
- d. **UDY AG PROTECTION AREA, APA25-15**, Request for an agriculture protection area on a parcel located in the Riverside area of Unincorporated Box Elder County. ACTION
- e. **ROCHE/MEYERS AG PROTECTION AREA, APA25-16**, Request for an agriculture protection area on multiple parcels located in the East Garland/Howell area of Unincorporated Box Elder County. ACTION
- f. **MITCHELL AG PROTECTION AREA, APA25-17**, Request for an agriculture protection area on multiple parcels located in the Harper Ward area of Unincorporated Box Elder County. ACTION

8. WORKING REPORTS

- a. Temporary Use Permits

9. PUBLIC COMMENT

10. ADJOURN