

**MINUTES
BOX ELDER COUNTY COMMISSION
NOVEMBER 05, 2025**

The Board of County Commissioners of Box Elder County, Utah met in an Administrative/Operational Session at the County Courthouse, 01 South Main Street in Brigham City, Utah at 4:45 p.m. on **November 5, 2025**. The following members were present:

Boyd Bingham	Chairman
Lee Perry	Commissioner
Tyler Vincent	Commissioner (by telephone)
Marla R. Young	Clerk

The following items were discussed:

1. Agenda Review/Supporting Documents
2. Commissioners' Correspondence
3. Staff Reports – Agenda Related
4. Correspondence

The Administrative/Operational Session adjourned at 4:52 p.m.

The regular session was called to order by Chairman Bingham at 5:00 p.m. with the following members present, constituting a quorum:

Boyd Bingham	Chairman
Lee Perry	Commissioner
Tyler Vincent	Commissioner (by telephone)
Marla Young	County Clerk

The prayer was offered by Chairman Bingham.

The Pledge of Allegiance was led by Community Development Director Scott Lyons.

ATTACHMENT NO. 1 - AGENDA

ADMINISTRATIVE REVIEW/REPORTS/FUTURE AGENDA ITEMS – COMMISSION

Commissioner Salary increase information and improper information circulating - Commissioner Perry

Commissioner Perry said they had heard information that the County Commissioners received a \$3,000.00 pay increase this past year. He said they did not receive a \$3,000 pay raise and has confirmed it with HR and the Auditor's Office. He stated he also wants to point out that if people gather information and share information that leads to causing someone to commit a criminal act it may become liable for them and can sometimes lead to criminal charges. Please be cautious as you share information with your neighbors and friends. If you are asking them to break the law, you may be held accountable. He warned the public that if you are being asked to do something that may not be right, be sure to get good information.

FORMER AGENDA ITEMS FOLLOW-UP – COMMISSIONERS

There were no Former Agenda Items discussed.

EMERGENCY MANAGEMENT ISSUES

There were no Emergency Management Issues discussed.

ARPA/LATCF

There were no ARPA/LATCF items discussed.

PUBLIC INTERESTS / PRESENTATIONS / CONCERNS

Introduce Liberty Gold to Box Elder County and Present Black Pine Mine Project-Elisabeth Campbell and Matthew Zietlow

Matthew Zietlow, Director of Liberty Affairs, and Elisabeth Campbell, Community Relations Coordinator for Liberty Gold presented an overview of a mining project north of Snowville. They gave a brief history of the company and their plans going forward. They spoke about the expansion of existing open pits, storage facilities, process plants, access and haul roads, and ancillary facilities. They said they are in the process of a broad range of environmental studies and local engagement. They anticipate their Notice of Intent and initiation of NEPA process

public scoping meeting late 2025 or early 2026. They stated there is potential to employ over 300 full-time personnel.

Discussion Regarding Zoning the Unzoned- The Planning Commission

Melanie Wilding, Planning Commission Chairman, discussed zoning the unzoned areas of the county so that it aligns zoning with the General Plan, provides predictability for land owners and communities, protects existing landowners from incompatible future uses, and improves long-range planning for infrastructure, resources, and services. She explained unzoned areas are complicating their duties. Box Elder County is the only county with unzoned areas. She recommended that the unzoned areas be zoned to a flexible agricultural zone that would support ongoing farming and ranching through large acre zoning and allow smaller lots along established roadways. When items come before the Planning Commission, there is very little that is not allowed in those areas and protecting agriculture becomes very difficult. She presented benefits to the residents and current uses in unzoned areas. She asked for direction and support from the County Commission to begin the process of zoning the unzoned areas of the unincorporated areas of the county.

AUDITOR'S OFFICE

Request for Tax Relief- Shirlene Checketts

Auditor Shirlene Larsen gave information about a request for tax relief for Shirlene Checketts. She explained she was over the Circuit Breaker Abatement limit by \$406.00. She has requested the county abatement that would give a 50% abatement on her taxes.

MOTION: Commissioner Perry made a motion to approve the county abatement for Shirlene Checketts. The motion was seconded by Commissioner Vincent and unanimously carried on a roll call vote of Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

Request for Tax Relief -Dee Spencer

Auditor Shirlene Larsen explained this request is similar to the prior one. Dee Spencer was over by \$14.00 for the circuit breaker abatement. He is requesting the county abatement.

MOTION: Commissioner Perry made a motion to approve the county abatement for Dee Spencer. The motion was seconded by Commissioner Vincent and unanimously carried on a roll

call vote of Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

Appeal for Veterans Property Tax on Parcels 06-066-0068 and 06-066-0067-Ben Olsen

Ben Olsen stated he is a disabled veteran. He has two parcels that were supposed to get the veterans benefit. Due to an issue with the titles and deeds, he can only get half of the abatement. He explained that when he bought the property he thought it was one piece of land but it was split into two parcels. The parcels are next to each other. If they were combined he would have the full abatement.

Auditor Shirlene Larsen explained that the abatement is allowed on the parcel that is the primary residence. The other land does not receive a discount.

MOTION: Commissioner Perry made a motion to approve the Veteran abatement with the landowner to go through the process to put them into one parcel. The motion was seconded by Commissioner Vincent and unanimously carried on a roll call vote of Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

COMMISSIONERS

Seeking a Refund on Tax Sale Purchase for Parcel 05-054-0111 Due to Mis-Recording-Scott Robison

Scott Robison explained he purchased a small piece of property at the tax sale. After the tax sale it was found that the parcel surveys were incorrect. When the property was originally subdivided the Bear River Canal had a 50 foot easement. They resurveyed and the small piece of property in question was not updated. The piece is owned by the canal company. He asked for a refund of \$3,024.00.

Attorney Hadfield stated he has confirmed with the Recorder's Office and recommended the amount be refunded.

Auditor Shirlene Larsen stated the difficulty lies that right after the tax sale, the money was sent to unclaimed property and the county no longer has it in their possession. She said they will try to contact the State Treasurer for a return of the fees.

MOTION: Commissioner Perry made a motion to approve the refund on parcel #05-054-0111. The motion was seconded by Commissioner Vincent and unanimously carried on a roll call vote of Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

Approval for use of Historic Courthouse Grounds for Gun Awareness Display on December 6, 2025-Aurellia Saunders

Aurellia Saunders stated they would like to hold a vigil and place small flags on the courthouse grounds that represent gun awareness and school shootings that have happened since 2020. She said there will be approximately 405 small flags. They would like to leave them for about a week.

MOTION: Commissioner Perry made a motion to allow the display for gun awareness as long as they coordinate with buildings and grounds to determine whether or not a week is appropriate and that the display is no longer than the one week timeframe. The motion was seconded by Commissioner Vincent and unanimously carried on roll call vote of Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

Appoint an Elected Official to the Bear River Board of Health-Commissioners

Commissioner Perry stated that it is necessary to appoint an elected official to the Bear River Board of Health. He said Cade Palmer is willing to serve a three year term and asked to reappoint Commissioner Lee Perry.

MOTION: Commissioner Vincent made a motion to appoint Cade Palmer as an at-large member and Commissioner Perry to the Bear River Board of Health. The motion was seconded by Commissioner Perry and unanimously carried on a roll call vote of Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

Fee Waiver for Indoor Arena at the Fairgrounds for Pentz Family Fundraiser -Dotty Jensen

Dotty Jensen stated she is representing people from Park Valley. She explained that Hayden Pentz was seriously injured and has had several surgeries. They have put together a fundraiser and would like a fee waiver to use the indoor arena at the fairgrounds. All proceeds will go to the Pentz family.

Commissioner Perry stated they will need to provide proof of insurance.

MOTION: Commissioner Perry made a motion to allow the fee waiver for indoor arena for November 14, 2025. The motion was seconded by Commissioner Vincent and unanimously carried on a roll call vote of Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

Seeking Financial Assistance to Help Cover The Cost of Fencing Along Box Elder County's Open Range Faust Valley Road-Tim Douglas

Tim Douglas and Arthur Douglas gave Commissioners maps of the Faust Valley Road. They explained it is the only road to commute to the Christensen farm ground. They gave some history of the road. They stated Box Elder County has helped in the past with fencing and installed huge culverts for cows to go under the road. They said they are concerned about the safety of the drivers hitting cows. Several cars have gone off the road. The fence will need to be moved farther away than the 66 feet that is currently there, giving it more ground. They have talked with Northrop Grumman and they have stated they are willing to sit down and have a conversation as the safety of their employees is a number one concern. They said the last few cows that have been hit have caused a fight with insurances because of the open range laws. By building a fence it would save the county money over time by eliminating cattle guards that take a beating from the traffic. They spoke about GPS tracking and loaded semis have gone up the hill and got stranded.

Commissioner Perry stated it would be a good thing to sit down together with all parties involved to discuss the public safety of the roads.

Attorney Hadfield stated things do become complicated by the fence in and fence out ordinance.

COMMUNITY DEVELOPMENT

Ordinance #634 - Request From Unzoned to AHZ (Agricultural Heritage Zone)-Scott Lyons

Community Development Director Scott Lyons explained Ordinance #634 is a request to change zoning from unzoned to the Agricultural Heritage Zone. The request is for 4,634.13 acres and the applicants want to be able to put their property in an agricultural protection area. The Planning Commission held a public hearing on October 16, 2025 and sent their recommendation for approval.

MOTION: Commissioner Perry made a motion to approve Ordinance #634. The motion was seconded by Commissioner Vincent and unanimously carried on a roll call vote of Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

ATTACHMENT NO. 2 - Ordinance #634

Ordinance #635 - Land Use Code Text Amendments-Scott Lyons

Community Development Director Scott Lyons explained Ordinance #635 is a text amendment to various sections of the Land Use Management Code. Section 3-2-10 addresses MU zones mining, section 5-6-60 defines development standards, and section 5-1 regulates all zones for mobile home requirements. The Planning Commission held a public hearing on October 16, 2025 and they have recommended approval as it meets the standards.

MOTION: Commissioner Perry made a motion to approve Ordinance #635. The motion was seconded by Commissioner Vincent and unanimously carried on a roll call vote of Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

ATTACHMENT NO. 3 - Ordinance #635

Ordinance #636 - East Garland Community Zoning-Scott Lyons

Community Development Director Scott Lyons stated in 2024 there was a request for rezone in the East Garland area. Residents spoke about issues and requested the decision be held off until the community could get together and discuss issues. The Commission tabled the proposal. A steering committee was formed to come up with a solution. The Planning Commission discussed the Agricultural Heritage zone and heard the feedback of the committee in the October 16, 2025 Planning Commission meeting. The committee felt the Agricultural Heritage zone met the needs of the area. A public hearing was held in the Planning Commission with both favorable discussion and opposition. The planning Commission felt it meets all the standards and has forwarded a recommendation of approval.

MOTION: Commissioner Perry made a motion to approve Ordinance #636. The motion was seconded by Commissioner Vincent and unanimously carried on a roll call vote of Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

ATTACHMENT NO. 4 - Ordinance #636

HUMAN RESOURCES

Dental Insurance 2026-Jenica Stander

HR Director Jenica Stander stated the benefits committee has recommended the county change dental insurance. The plan chosen enriches the plan benefits and has the same providers.

MOTION: Commissioner Perry made a motion to approve the change in dental insurance and authorize Jenica Stander to represent the county with the approval of the County Attorney's Office. The motion was seconded by Commissioner Vincent and unanimously carried on a roll call vote Chairman Bingham voting Yea, Commissioner Perry voting Yea, and Commissioner Vincent voting Yea.

WARRANT REGISTER – COMMISSIONERS

The Warrant Register was signed and the following claims were approved: Claim numbers 127932 through 127933 in the amount of \$3400.00 and 127950 through 128046 in the amount of \$1,453,739.67 with voided claim numbers 127939 through 128046 and 127541, 127601.

PUBLIC COMMENT PERIOD

Chairman Bingham reviewed the guidelines for the public comment period.

DeAnna Hardy of Brigham City asked if there is liberty and justice for all. Our representatives are taking property without consent and violating their oath of office. Every citizen in Box Elder County has a right to defend their property by not complying with unlawful tax increases. The government was established to protect our rights, not take them away. Our present Commissioners as well as past Commissioners have used the power of their position to enrich county elected representatives by granting large salary increases on the backs of the poor, those on fixed incomes, and those who are struggling. With the recent tax increases, we expect our representatives to remove the property tax that has been immorally implemented without the consent of the people.

PERSONNEL ACTIONS/VOLUNTEER ACTION FORMS – COMMISSIONERS

Employee Name:	Department:	Change:	Effective Date:
LITTLE, JENISHA	JUSTICE COURT	NEW HIRE	11/3/2025
BOWEN, DAVID	SHERIFF'S OFFICE	COMPENSATION CHANGE	11/5/2025
BOWEN, DAVID	SHERIFF'S OFFICE	CORRECTION	11/5/2025
SCADDEN, DAKOTA	LANDFILL	COMPENSATION CHANGE	11/7/2025
JACQUES, JACOB	LANDFILL	COMPENSATION CHANGE	11/7/2025
JEPPESEN, CINDY	ELECTIONS	REHIRE	10/28/2025
BAXTER, DALENE	TREASURER	NEW HIRE	10/22/2025
GEE, LANA	SHERIFF'S OFFICE	SEPARATION	10/21/2025
DUNCAN, BRIAN	ATTORNEY'S OFFICE	CORRECTION	10/16/2025
WITT, BRANDON JAMES	SHERIFF'S OFFICE	VOLUNTEER	11/5/2025
HIBEN, RAYMOND	SHERIFF'S OFFICE	VOLUNTEER	11/5/2025
PETER, JAMES	SHERIFF'S OFFICE	VOLUNTEER	11/5/2025
McILRATH, JEFFREY	SHERIFF'S OFFICE	VOLUNTEER	11/5/2025
IVIE, JAKE	SHERIFF'S OFFICE	VOLUNTEER	11/5/2025
EARL, STACIE	SHERIFF'S OFFICE	VOLUNTEER	11/5/2025
CORRELL, GAGE	SHERIFF'S OFFICE	VOLUNTEER	11/5/2025
SPENCER, DOUGLAS	ROAD DEPARTMENT	REHIRE	10/20/2025
EWING, JASON	ROAD DEPARTMENT	NEW HIRE	11/3/2025
EWING, JASON	ROAD DEPARTMENT	CELL PHONE ALLOWANCE	11/3/2025

CLOSED SESSION

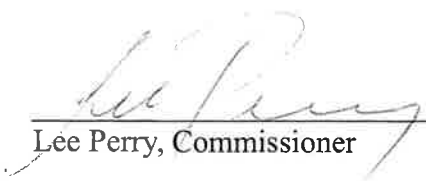
There was not a closed session.

ADJOURNMENT

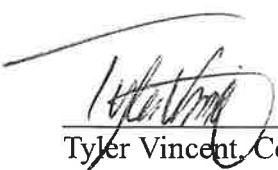
A motion was made by Commissioner Perry made a motion to adjourn. Commissioner Vincent seconded the motion, and the meeting adjourned at 6:42 pm.

ADOPTED AND APPROVED in regular session this 19th day of November 2025.

Boyd Bingham, Chairman



Lee Perry, Commissioner



Tyler Vincent, Commissioner

ATTEST:





Marla R. Young, Clerk



COUNTY COMMISSION MEETING
Commission Chambers, 01 South Main Street, Brigham City, Utah 84302
Wednesday, November 05, 2025 at 5:00 PM

AGENDA

NOTICE: *Public notice is hereby given that the Box Elder County Board of County Commissioners will hold an Administrative/Operational Session commencing at 4:45 P.M. and a regular Commission Meeting commencing at 5:00 P.M. on Wednesday November 5, 2025 in the Commission Chambers of the Box Elder County Courthouse, 01 South Main Street, Brigham City, Utah. Please be advised that a member of the Board of Commissioners may not be present at the upcoming meeting in person, but may participate via phone or other electronic means.*

1. ADMINISTRATIVE / OPERATIONAL SESSION

- A. Agenda Review / Supporting Documents
- B. Commissioners' Correspondence
- C. Staff Reports

2. CALL TO ORDER 5:00 PM

- A. Invocation Given by: Commissioner Vincent
- B. Pledge of Allegiance Given by: Community Development Director Scott Lyons

3. ADMINISTRATIVE REVIEW / REPORTS / FUTURE AGENDA ITEMS

4. FORMER AGENDA ITEMS

5. EMERGENCY MANAGEMENT ISSUES

6. ARPA/LATCF

7. PUBLIC INTERESTS / PRESENTATIONS / CONCERNS

- A. 5:08 Introduce Liberty Gold to Box Elder County and Present Black Pine Mine Project- Elisabeth Campbell and Matthew Zietlow
- B. 5:23 Discussion Regarding Zoning the Unzoned- The Planning Commission

8. AUDITOR'S OFFICE

- A. 5:33 Request for Tax Relief- Shirlene Checketts
- B. 5:35 Request for Tax Relief -Dee Spencer
- C. 5:40 Appeal for Veterans Property Tax on Parcels 06-066-0068 and 06-066-0067-Ben Olsen

9. COMMISSIONERS

- A. 5:45 Seeking a Refund on Tax Sale Purchase for Parcel 05-054-0111 Due to Mis-Recording- Scott Robison
- B. 5:50 Approval for use of Historic Courthouse Grounds for Gun Awareness Display on December 6, 2025-Aurellia Saunders
- C. 5:52 Appoint an Elected Official to the Bear River Board of Health-Commissioners

- D. 5:54 The Board of Health to Reappoint Cade Palmer as an At-Large Member for a Three-Year Term beginning January 1, 2026-Commissioner Perry
- E. 5:56 Fee Waiver for Indoor Arena at the Fairgrounds for Pentz Family Fundraiser -Dotty Jensen
- F. 5:58 Seeking Financial Assistance to Help Cover The Cost of Fencing Along Box Elder County's Open Range Faust Valley Road-Tim Douglas

10. COMMUNITY DEVELOPMENT

- A. 6:00 Ordinance #634 - Request From Unzoned to AHZ (Agricultural Heritage Zone)-Scott Lyons
- B. 6:02 Ordinance #635 - Land Use Code Text Amendments-Scott Lyons
- C. 6:07 Ordinance #636 - East Garland Community Zoning-Scott Lyons

11. HUMAN RESOURCES

- A. 6:09 Dental Insurance 2026-Jenica Stander

12. PUBLIC COMMENT (No action will be taken at this time)

- A. Those wishing to make a public comment shall sign the comment roll and will be responsible for following the rules outlined in the County Commission Rules and Procedures.
- B. Speakers will have one, three (3) minute opportunity to speak regardless of the number of items they wish to address.
- C. Speakers shall address their comments to the County Commission only. This is a time to be heard, there will not be a back and forth dialogue with the Commissioners.
- D. Speakers may file copies of their remarks or supporting information with the County Clerk. The County Clerk will make the information available to the County Commission.

13. WARRANT REGISTER

14. PERSONNEL ACTIONS / VOLUNTEER ACTION FORMS / CELL PHONE ALLOWANCE

15. CLOSED SESSION

16. ADJOURNMENT

Prepared and posted this 31st day of October, 2025. Mailed to the Box Elder News Journal and the Leader on the 31st of October, 2025. These assigned times may vary depending on the length of discussion, cancellation of scheduled agenda times and agenda alteration. Therefore, the times are estimates of agenda items to be discussed. If you have any interest in any topic you need to be in attendance at 5:00 p.m.



Marla R. Young - County Clerk

Box Elder County

NOTE: Please turn off or silence cell phones and pagers during public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made three (3) working days prior to this meeting. Please contact the Commission Secretary's office at (435) 734-3347 or FAX (435) 734-2038 for information or assistance.

ORDINANCE NO. 634

AN ORDINANCE OF BOX ELDER COUNTY AMENDING THE BOX ELDER COUNTY ZONING MAP BY ZONING APPROXIMATELY 4684.13 ACRES LOCATED IN VARIOUS PARTS OF THE COUNTY FROM UNZONED TO AHZ (AGRICULTURAL HERITAGE ZONE).

WHEREAS, the applicants are requesting that the property described herein be zoned from Unzoned to AHZ (Agricultural Heritage Zone); and

WHEREAS, the Box Elder County Planning Commission scheduled a public hearing on the proposal to amend the zoning map and provided a Class B notice in accordance with Section 2-2-050(B) of the Box Elder County Land Use Management and Development Code and Section 63G-30-102 of the Utah Code; and

WHEREAS, the Box Elder County Planning Commission, after appropriate notice, held a public hearing on October 16, 2025, to allow the general public to comment on this proposed rezone and amendment of the zoning map; and

WHEREAS, after providing for public comment from the general public, the Box Elder County Planning Commission has found and determined that the proposed rezone and amendment to the zoning map is in conformity with the General Plan of Box Elder County, that the uses allowed by the proposed change are harmonious with the overall character of the existing development in the vicinity of the property, that it will not adversely affect adjacent properties, that the facilities and services intended to serve the property to be rezoned are adequate, and will provide for the health, safety, and general welfare of the public and protect the environment; and

WHEREAS, based upon these findings, the Box Elder County Planning Commission has recommended that the Box Elder County Commission amend the zoning map as has been requested; and

WHEREAS, the Box Elder County Commission, after appropriate notice, held a public meeting on November 5, 2025 to review and discuss this proposed amendment; and

WHEREAS, after reviewing and discussing, the Board of County Commissioners of Box Elder County, Utah finds that the amendment to the zoning map as set forth below is in conformity with the General Plan of Box Elder County, that the uses allowed by the proposed change are harmonious with the overall character of the existing development in the vicinity of the property, that it will not adversely affect adjacent properties, that the facilities and services intended to serve the property to be rezoned are adequate, and that it will be in the best interest of and promote the health, safety and general welfare of the residents of Box Elder County;

NOW THEREFORE, the County Legislative Body of Box Elder County, ordains as follows:

SECTION 1: Zoning Map Amendment. The Zoning Map of Unincorporated Box Elder County is hereby amended by classifying the following described parcels in unincorporated Box Elder County from Unzoned to AHZ (Agricultural Heritage Zone):

PARCEL 05-130-0024

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 12, T 11 N, R 5 W AND RUNNING THENCE N 01°52'05" W 762.45 TO THE SOUTH LINE OF COUNTY ROAD; THENCE THE FOLLOWING THREE COURSES ALONG THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD (1) S 60°45'57" E 337.98 FEET, (2) S 66°07'37" E 239.32 FEET, (3) S 52°36'11" E 642.19 FEET; THENCE S 02°18'34" E 1289.18 FEET ALONG FENCE LINE; THENCE S 87°37'35" W 20.00 FEET; THENCE S 02°18'34" E 116.34 FEET; THENCE S 87°37'35" W 682.40 FEET; THENCE N 01°48'07" W 801.84 FEET; THENCE S 87°41'17" W 311.57 FEET TO SAID WEST LINE OF THE SECTION; THENCE N 01°52'05" W 534.78 FEET TO THE POINT OF BEGINNING.

PARCEL 05-130-0025

BEG 32 RDS S OF NW COR OF SW/4 OF SEC 12, TWP 11N, R 5W, SLM, S 48 RDS, E 20 RDS, N 48 RDS, W 20 RDS, TO BEG.
LESS[05-130-0024] BEGINNING AT THE WEST QUARTER CORNER OF SECTION 12, T 11 N, R 5 W AND RUNNING THENCE N 01°52'05" W 762.45 TO THE SOUTH LINE OF COUNTY ROAD; THENCE THE FOLLOWING THREE COURSES ALONG THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD (1) S 60°45'57" E 337.98 FEET, (2) S 66°07'37" E 239.32 FEET, (3) S 52°36'11" E 642.19 FEET; THENCE S 02°18'34" E 1289.18 FEET ALONG FENCE LINE; THENCE S 87°37'35" W 20.00 FEET; THENCE S 02°18'34" E 116.34 FEET; THENCE S 87°37'35" W 682.40 FEET; THENCE N 01°48'07" W 801.84 FEET; THENCE S 87°41'17" W 311.57 FEET TO SAID WEST LINE OF THE SECTION; THENCE N 01°52'05" W 534.78 FEET TO THE POINT OF BEGINNING.

PARCEL 05-004-0089

BEGINNING ON THE SECTION LINE AND AT A POINT 1903.15 FT S 01°52'05" E FROM THE NE CORNER OF SEC 11, T 11N, R 05W, SLBM. THENCE S 01°52'05" E 770.73 FT ALONG SAID SECTION LINE TO THE E/4 CORNER OF SAID SEC 11; S 01°52'05" E 862.85 FT TO AN EXISTING FENCE; S 84°46'03" W 27.51 FT TO A FENCE CORNER; N 00°11'49" W 426.38 FT ALONG EXISTING FENCE LINE; N 01°36'16" W 1104.34 FT ALONG FENCE LINE; N 06°32'34" W 114.33 FT ALONG SAID FENCE LINE TO THE SOUTH LINE OF FAUST VALLEY ROAD; S 66°11'35" E 21.41 FT THE POINT OF BEGINNING.

PARCEL 06-053-0128

BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF EAST GARLAND ROAD AT A POINT 3705.27 FEET S 89°59'51" E (RECORD EAST) ALONG THE SECTION LINE (BASIS OF BEARING) AND 1170.48 FEET SOUTH AND 449.30 FEET S 23°57'15" W FROM THE NORTHWEST CORNER OF SECTION 25, T 12 N, R 3 W, SLB&M AND RUNNING THENCE S 23°57'15" W 294.79 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THE JAMES D RIGDON PROPERTY (TAX PARCEL NO 06-053-0023); THENCE S 89°56'31" W 335.28 FEET ALONG THE NORTH LINE OF SAID RIGDON PROPERTY; THENCE S 00°03'29" E 160.00 FEET TO THE SOUTHWEST CORNER OF SAID RIGDON PROPERTY AND NORTH LINE OF ROCHE ONE LOT SUBDIVISION; THENCE S 89°56'31" W 838.62 FEET ALONG THE NORTH LINE OF SAID ROCHE ONE LOT SUBDIVISION; THENCE N 09°29'32" E 436.62 FEET ALONG DITCH LINE AND EXTENSION THEREOF; THENCE S 89°59'51" E 1221.41 FEET TO THE POINT OF BEGINNING.

PARCEL 06-053-0023

BEG AT A PT 2022 FT S & 733 FT E OF THE NW COR OF NE/4 OF SEC 25 T12N R3W SLM. TH W 264 FT, N 160 FT, E 332 FT M/L TO W R/W LINE OF CO RD S 23°57'W ALG SD W R/W LINE 170 FT M/L TO POB.

PARCEL 06-053-0115

ROCHE ONE LOT 1 SUBDIVISION

PARCEL 07-006-0001

ALL OF SEC 1, TWP 13N, R 7W, SLM. LESS: THE SOUTH 2475 FT OF SEC 1.

PARCEL 07-006-0060

PART OF THE N/2 OF SECTION 02, T 13N, R 07W, SLBM. BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 02. THENCE ALONG THE BOUNDARY OF SAID SECTION THE FOLLOWING TWO (2) COURSES: 1) S 87°03'37" E 5353.61 FT; 2) S 01°37'57" W 1564.99 FT TO THE EASTERLY PROJECTION OF AN EXISTING FENCE LINE; N 87°49'03" W 5333.54 FT ALONG SAID PROJECTION AND EXISTING FENCE LINE TO THE WEST LINE OF SAID SECTION; N 00°58'11" E 1636.02 FT ALONG SAID WEST LINE TO THE POINT OF BEGINNING (BASIS OF BEARING IS THE WEST LINE OF SAID SECTION WHICH BEARS NORTH 00°58'11" EAST).

PARCEL 08-006-0061

BEG AT NE COR OF SEC 34, TWP 14N, R 7W, SLM, S 5280 FT M/L TO SE COR OF SD SEC 34, W 2397 FT, N 21°E 3000 FT, N 25°E 660 FT, N 35°E 740 FT, N 27°E 726 FT, N 13°E 683 FT, E 48 FT TO BEG.

PARCEL 08-006-0062

ALL OF SEC 35, TWP 14N, R 7W, SLM.

PARCEL 08-006-0063

ALL OF SEC 36, TWP 14N, R 7W, SLM. LESS FOR ST ROAD.

PARCEL 07-004-0003

S/2 OF NW/4, SW/4 OF SEC 3, TWP 13N, R 5W, SLM. ALSO: BEG AT NE COR OF S/2 OF NW/4 OF SEC 3, TH E 80.2 FT, TH S 4°52'E 2546.4 FT, TH S 9° 25'W 591.3 FT, TH S 6°38'W 815.2 FT TH W 237.8 FT TO S/4 COR OF SD SEC 3, TH N 3930.0 FT TO BEG.

PARCEL 07-004-0004

BEG AT N/2 COR OF SEC 3, TWP 13N, R 5W, SLM, E 7 FT, S 1°46'W 153.8 FT, S 2°45'E 571.5 FT, S 4°52'E 587.5 FT TO S LINE OF N/2 OF N/2 OF SD SEC, TH W 2720.2 FT M/L, TH N ON SEC LINE 1320 FT M/L TO E 2640 FT TO BEG.

PARCEL 07-004-0022

NW/4 OF SEC 10, TWP 13N, R 5W, SLM. EXC OF RES.

PARCEL 07-004-0024

BEG AT N/4 COR OF SEC 10, TWP 13N, R 5W, SLM, S ON 1/4 SEC LINE 1695 FT, FOLLOWING AN EXIST FENCE N 23° 10'E 523.1 FT, N 1°27'E 1200.7 FT, N 6°38'E 13.8 FT, W ON SD SEC LINE 237.8 FT TO BEG.

PARCEL 08-004-0090

BEG AT SW COR OF SEC 27, TWP 14N, R 5W, SLM, N 2472.6 FT, S 40°4'E 826.4 FT, S 44°E 644.5 FT, S 37°E 515.18 FT, S 37°E 21.29 FT, S 44° 12'E 253.1 FT, S 55°53'E 1049.3 FT, M/L TO S LINE OF SD SEC, W 2496 FT M/L TO BEG.

PARCEL 06-044-0029

BEG AT SE CORNER OF NE/4 OF SEC 02, T 12N, R 03W, SLM. THENCE WEST 160 RDS; NORTH 20 RDS; EAST 160 RDS; SOUTH 20 RDS TO BEG.

PARCEL 06-056-0041

BEG AT A POINT S 01°04'40" E 528.00 FT ALONG THE SEC LINE AND 33.00 FT WEST FROM THE NE CORNER OF SEC 27, T 12N, R 03W, SLM. THENCE S 01°04'40" E 132.00 FT, S 88°11'26" W 120.00 FT, N 01°04'40" W 133.53 FT, N 88°55'20" E 120.00 FT TO THE POINT OF BEG.

PARCEL 06-056-0104

BEG 20.00 RDS SOUTH & 3.00 RDS WEST OF NE CORNER OF SEC 27, T 12N, R 03W, SLM. THENCE WEST 24.00 RDS, SOUTH 20.00 RDS, EAST 24.00 RDS, NORTH 20.00 RDS TO BEG. LESS: [06-056-0041] BEG AT A POINT S 01°04'40" E 528.00 FT ALONG THE SEC LINE AND 33.00 FT WEST FROM THE NE CORNER OF SEC 27, T 12N, R 03W, SLM. THENCE S 01°04'40" E 132.00 FT, S 88°11'26" W 120.00 FT, N 01°04'40" W 133.53 FT, N 88°55'20" E 120.00 FT TO THE POINT OF BEG.

LESS: [06-056-0075] BEG AT A POINT S 01°04'40" E 528.00 FT ALONG SOUTH LINE & 33.00 FT WEST FROM THE NE CORNER OF SEC 27, T 12N, R 03W, SLM; SD POINT BEING NE CORNER OF CLINT R MUNNS (06-056-0041), S 88°55'20" W 168.00 FT, N 01°04'40" W 69.00 FT, N 88°55'20" E 168.00 FT, S 01°04'40" E 69.00 FT TO POB.

LESS: [06-056-0103] PART OF THE NE/4 OF SEC 27, T 12N, R 03W, SLBM. COMMENCING AT THE RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF SEC 27, T 12N, R 03W, SLBM, FROM WHICH THE ALUMINUM CAP MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID SECTION 27 BEARS S 88°59'11" W 5278.29 FT, RUNNING S 01°04'40" E ALONG THE EAST LINE OF SECTION 27, A DISTANCE OF 455.00 FT; WEST 33.0 FT TO THE POINT OF BEGINNING. THENCE S 01°04'40" E 73.00 FT; S 88°55'20" W 172.00 FT; N 01°04'40" W 64.46 FT; N 89°43'50" E 40.50 FT; N 00°01'53" E 11.20 FT; N 89°49'59" E 131.30 FT TO THE POINT OF BEGINNING.

LESS: [06-056-0105] ALEX FRANK MUNNS SMALL SUBDIVISION. PART OF THE NE/4 SEC 27, T 12 N, R 03W, SLBM.

PARCEL 06-056-0050

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING W OF THE RR & E OF BEAR RIVER CANAL: ALL OF THE S/2 OF S/2 OF N/2 OF NE/4 OF SEC 27 T12N, R3W, SLM.

PARCEL 06-056-0042

BEG AT A PT S01*00'40``E 660.0 FT ALG THE SEC/L & 33.0 FT W FRM THE NE COR OF SEC 27 T12N R03W SLM AND RUNNING S01\*04'40``E 240.00 FT, S88*55'20``W 871.1 FT TO THE R/W/L OF THE OSLRR, N03\*55'E 230.00 FT ALG SD/L, N88\*11'26``E 851.13 FT TO POB.

PARCEL 06-056-0036

ALL THAT PART OF NORTH 3/4 OF SEC 27, T 12N, R 03W, SBLM; LYING WEST OF BEAR RIVER CANAL.

LESS: [06-056-0001] BEGINNING AT THE NW CORNER OF SEC. THENCE EAST 1109 FT, SOUTHWESTERLY 1386 FT (TO A POINT 1683 FT M/L WEST OF WEST LINE OF BEAR RIVER CANAL), EAST 1683 FT M/L TO WEST R/W LINE OF BEAR RIVER CANAL, SOUTHWESTERLY ALONG THE WEST R/W LINE OF BEAR RIVER CANAL 1940 FT, WEST 1346 FT, NORTH 3102 FT M/L TO POB.

LESS: [06-056-0052] INTERSTATE 15 [TRACT DEEDED TO UDOT AS RECORDED (BK 469 PG 423)]

LESS: [06-056-0053] A PARCEL OF LAND IN FEE FOR A COUNTY ROAD UNDERPASS INCIDENT TO THE CONSTRUCTION OF A FREEWAY KNOWN AS PROJECT # 15-8, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NW/4 NW/4 OF SEC 27, T 12N, R 03W, SLBM. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NW/4 NW/4, WHICH POINT IS 1319.49 FT N 89*09'13" E ALONG THE NORTH LINE OF SAID SECTION 27 FROM THE NW CORNER OF SAID DEC 27 AS MONUMENTED BY THE FENCE JUNCTION; AND RUNNING THENCE S 89*09'13" W 64.92 FT ALONG SAID NORTH LINE TO A WESTERLY BOUNDARY FENCE LINE OF SAID ENTIRE TRACT; THENCE S 16*00'38" W 41.41 FT ALONG SAID BOUNDARY FENCE, TO A POINT 56.13 FT PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID COUNTY ROAD KNOWN AS THE "L" LINE OF SAID PROJECT AT ENGINEER STATION 36+20.02; THENCE N 84*32'33" E 76.34 FT TO THE EAST LINE OF SAID NW/4 NW/4 AT A POINT 50.00 FT PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CENTERLINE AT ENGINEER STATION 36+96.33; THENCE N 00*34'35" E 33.50 FT ALONG SAID EAST LINE TO THE POINT OF BEGINNING. [TRACT DEEDED TO UDOT AS RECORDED (BK 469 PG 424)]

LESS: [06-056-0057] A PARCEL OF LAND IN FEE FOR A COUNTY ROAD UNDERPASS INCIDENT TO THE CONSTRUCTION OF A FREEWAY KNOWN AS PROJECT NO 15-8, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NW/4 NW/4 OF SEC 27, T 12N, R 03W, SLBM. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SEC 27 AND THE EASTERLY HIGHWAY R/W AND NO-ACCESS LINE OF SAID FREEWAY, WHICH POINT IS 200.00 FT RADially DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 2712+62.95, SAID POINT OF BEGINNING IS 315.96 FT N 89*09'13" E FROM THE NORTHWEST CORNER OF SAID SECTION AS MONUMENTED BY A FENCE JUNCTION; AND RUNNING THENCE N 89*09'13" E 938.61 FT ALONG SAID NORTH LINE TO AN EASTERLY BOUNDARY FENCE LINE OF SAID ENTIRE TRACT; THENCE S 16*00'38" W 41.41 FT ALONG SAID EASTERLY FENCE LINE; THENCE S 84*32'33" W 421.36 FT TO A POINT 90.00 FT PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF THE "L" LINE OF SAID PROJECT AT ENGINEER STATION 32+00; THENCE N 89*32'28" W 526.46 TO SAID EASTERLY R/W AND NO-ACCESS LINE AT A POINT 200.00 FT RADially DISTANT EASTERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 2712+00; THENCE NORTHERLY 64.59 FT ALONG THE ARC OF A 7,839.44 FT RADIUS CURVE TO THE LEFT CONCENTRIC WITH SAID CENTER LINE, (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS N 17*09'56" E) TO THE POINT OF BEGINNING. [TRACT DEEDED TO UDOT AS RECORDED (BK 486 PG 502)]

LESS: [06-056-0058] INTERSTATE 15 [TRACT DEEDED TO UDOT AS RECORDED (BK 486 PG 502)]

LESS: [06-056-0059] TRACT DEEDED TO BOX ELDER COUNTY (BK 488 PG 27). BEGINNING AT A POINT LOCATED 1864.9 FT WEST OF NE CORNER OF SD SEC 27. THENCE WEST 2095 FT ALONG NORTH LINE OF SAID SEC TO WEST LINE OF E/2 OF NW/4 OF SD SEC, SOUTH 16.5 FT, EAST 2090 FT M/L TO BEAR RIVER CANAL, NORTHEASTERLY TO POB.

PARCEL 06-056-0012

THAT PART OF SW/4 OF SW/4 OF SEC 27, T 12N, R 03W, SLM; LYING WEST OF BEAR RIVER CANAL.

LESS: [06-113-0010] BEG AT A POINT ON SEC LINE 128 FT WEST OF SE CORNER OF SEC 28, SD POINT BEING ON WEST R/W LINE OF WEST CANAL. THENCE WEST ALONG SEC LINE 565.0 FT, NORTH 90.0 FT, EAST 165.0 FT, NORTH 236.0 FT, EAST 588.8 FT TO WEST R/W LINE OF WEST CANAL, S 30°05'00" W 376.6 FT ALONG SD LINE TO POB.

PARCEL 06-056-0008

N/2 OF FOLLOWING: S/2 OF N/2 OF NE/4 OF SEC 27, T 12N, R 03W, SLM, EAST OF CANAL. EXCEPTING: R/W 2.00 RDS WIDE ON THE EAST SIDE OF ABOVE DESCRIBED LAND, AND THE R/W OF MALAD VALLEY RR (BK 319 PG 929).

LESS: [06-056-0041] TRACT DEEDED TO CLINT R MUNNS (BK 319 PG 929). BEG AT A POINT S 01°04'40" E 528.00 FT ALONG THE SEC LINE AND 33.00 FT WEST FROM THE NE CORNER OF SEC 27, T 12N, R 03W, SLBM. RUNNING S 01°04'40" E 132.00 FT, S 88°11'26" W 120.00 FT, N 01°04'40" W 133.53 FT, N 88°55'20" E 120.00 FT TO THE POB.

LESS: [06-056-0042] TRACT DEEDED TO CLINT R MUNNS (BK 319 PG 929). BEG AT A POINT S 01°04'40" E 660.00 FT ALONG THE SEC LINE AND 33.00 FT WEST FROM THE NE CORNER OF SEC 27, T 12 N, R 03W, SLBM. RUNNING S 01°04'40" E 240.00 FT, S 88°55'20" W 871.10 FT TO THE R/W LINE OF OSLRR, N 03°55'00" E 230.00 FT ALONG SD LINE, N 88°11'26" E 851.13 FT TO THE POB.

PARCEL 06-113-0022

E/2 OF NE/4 & NE/4 OF SE/4 OF SEC 28, T 12N, R 03W, SLM.

LESS: [06-113-0016] BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28, AS MONUMENTED BY A FENCE JUNCTION. THENCE S 01°34'46" E 758.38 FT ALONG THE EAST LINE OF SAID SECTION 28; S 22°07'57" 66.34 FT TO A POINT 180.00 FT RADially DISTANT SOUTHEASTERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 2704+00; S 28°44'18" W 429.55 FT TO A POINT 150.00 FT PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 2699+80.51; S 26°18'29" 515.19 FT TO A POINT 150.00 FT PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 2694+65.32; SOUTHWESTERLY 1347.44 FT ALONG THE ARC OF AN 11309.16 FT RADIUS CURVE TO THE LEFT, CONCENTRIC WITH SAID CENTER LINE, TO A POINT 150.00 FT RADially DISTANT SOUTHEASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 2681+00.00 (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS S 26°18'29" W); S 15°18'12" 788.89 FT TO A POINT 180.00 FT RADially DISTANT EASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 2673+00; S 18°19'10" 218.57 FT TO THE WEST LINE OF SAID NE/4 OF SE/4; N 02°08'21" W 117.80 FT ALONG SAID WEST LINE TO A POINT 200.00 FT RADially DISTANT WESTERLY FROM SAID CENTER LINE; NORTHERLY 1355.41 FT ALONG THE ARC OF AN 11659.16 FT RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CENTER LINE, TO A POINT 200.00 FT RADially DISTANT NORTHWESTERLY FROM SAID CENTER LINE AT ENGINEER STATION

2694+65.32 (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS N 19°38'50" E); N 26°18'29" E 515.19 FT; N 30°18'39" E 411.50 FT TO A POINT 150.00 FT RADially DISTANT NORTHWESTERLY FROM SAID CENTER LINE AT ENGINEER STATION 2704+00.00; NORTHEASTERLY 730.89 FT ALONG THE ARC OF A 7479.44 FT RADIUS CURVE TO THE LEFT CONCENTRIC WITH SAID CENTER LINE, TO THE NORTH LINE OF SAID SECTION 28 (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS N 23°09'42" E); N 89°12'00" E 62.48 FT ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
LESS: [06-113-0021] ALL OF THE FOLLOWING LYING WEST OF HIGHWAY 15: E/2 OF NE/4 & NE/4 OF SE/4 OF SEC 28, T 12N, R 03W, SLBM.

PARCEL 06-113-0017

BEG AT NE CORNER OF NW/4 OF SEC 28, T 12N, R 03W, SLM. THENCE WEST 80.00 RDS, SOUTH 160.00 RDS, NORTHEASTERLY TO BEG.

PARCEL 06-113-0015

BEG 704 FT WEST OF SE CORNER OF SEC 28, T 12N, R 03W, SLM. THENCE WEST 12.00 RDS, NORTH 6.00 RDS, EAST 12.00 RDS, SOUTH 6.00 RDS TO BEG.

PARCEL 06-113-0005

SE/4 OF SE/4 OF SEC 28, T 12N, R 03W, SLM; OUTSIDE GARLAND CITY DISTRICT.
LESS: [06-113-0015] TRACT DEEDED TO GARLAND CITY (BK 47 PG 593). BEG 704.00 FT WEST OF SE CORNER OF SEC 28, T 12N, R 03W, SLM. THENCE WEST 12.00 RDS, NORTH 6.00 RDS, EAST 12.00 RDS, SOUTH 6.00 RDS TO BEG.
LESS: [06-113-0008] TRACT DEEDED TO THAD C. POULTER (BK 309 PG 99). BEG AT A POINT 278.00 FT EAST AND 264.00 FT NORTH OF THE SW CORNER OF THE E/2 OF THE SE/4 OF SEC 28, T 12N, R 03W, SLBM [POB]. THENCE NORTH 165.00 FT, EAST 116.00 FT M/L TO THE WEST BOUNDARY OF AN EXISTING LAND. THENCE S 13°00'00" W ALONG WEST BOUNDARY OF SD LAND TO A POINT DUE EAST OF THE POB, WEST 80.00 FT M/L TO POB.
LESS: [06-113-0007] TRACT DEEDED TO BOYD W. MUNNS (BK 325 PG 633). BEG AT SW CORNER OF SE/4 OF SEC 28, T 12N, R 03W, SLM. THENCE NORTH 640.00 FT, EAST 254.00 FT, SOUTH 640.00 FT, WEST 254.00 FT TO BEG.
LESS: [06-113-0010] (BK 392 PG 785) BEG AT A POINT ON SEC LINE 128.00 FT WEST OF SE CORNER OF SEC 28, T 12N, R 03W, SLM; SD POINT BEING ON WEST R/W LINE OF WEST CANAL. THENCE WEST ALONG SEC LINE 565.00 FT, NORTH 90.00 FT, EAST 165.00 FT, NORTH 236.00 FT, EAST 588.80 FT TO WEST R/W LINE OF CANAL, S 30°05'00" W 376.70 FT ALONG SD LINE TO POB (0.03 ACRE IN GARLAND TU 13).
LESS: [06-113-0018] BEG AT A POINT 1066.00 FT WEST & 232.00 FT NORTH OF SE CORNER OF SEC 28, T 12N, R 03W, SLM. THENCE NORTH 197.00 FT, EAST 24.00 FT M/L TO NW CORNER OF THAD C POULTER PARCEL (06-113-0008), SOUTH 165.00 FT, EAST 91.00 FT, SOUTH 32.00 FT, WEST 115.00 FT TO POB.
LESS: [06-113-0019] BEG AT 1066.00 FT WEST OF SE CORNER OF SEC 28, T 12N, R 03W, SLM; SD POINT BEING SE CORNER OF BOYD W MUNNS PARCEL (06-113-0007), NORTH 232.00 FT, EAST 115.00 FT, SOUTH 232.00 FT, WEST 115.00 FT TO POB.

PARCEL 04-006-0005

N 1/2 AND SE/4 OF SEC 3, TWP 10N, R 6W, SLM.

PARCEL 05-005-0079

ALL THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, T11N R6W, SLB&M, LYING SOUTHERLY OF THE STATE ROAD AND RAILROAD RIGHTS OF WAY.

PARCEL 08-007-0015

BEG AT A APT 42 FT W & 42 FT N OF SE COR OF SEC 3, TWP 14N, R 8W, SLM N 32 RDS, W 25 RDS, S 32 RDS, E 25 RDS TO BEG. CONTG 4.30 ACS.

PARCEL 08-007-0096

ALL OF SEC 3, TWP 14N, R 8W, SLM.

EXC TRACT SOLD(222/627) BEG 42 FT W & 42 FT N OF SE COR OF SEC 3 T14N R8W, N 32 RDS, W 25 RDS, S 32 RDS, E 25 RDS TO POB.

LESS TRACT DEEDED TO ARTHUR A STOCKER(256/435) BEG 42 FT N & 1168 FT W OF SW COR OF SEC 3 T14N R8W, N 165 FT, W 132 FT, S 165 FT, E 132 FT TO POB.

LESS TRACT DEEDED TO WAYMON YARBROUGH(256/436): BEG 42 FT N OF SW COR OF SEC 3 T14N R8W, N 933.38, E 933.38, S 933.38, W 933.38 TO POB.

LESS BE BEG AT A PT LOC N 88*47'05" W 2942. 52 FT ALG SEC LINE & N 2777.62 FT FRM SE COR OF SEC 3, TH W 100 FT, TH N 200 FT, TH E 100 FT, TH S 200 FT TO BEG.

LESS: [08-007-0088] LOTS 1 & 2, S/2 OF NE/4 & N/2 OF N/2 OF SE/4 OF SEC 3 T14N R8W SLM, SUBJ TO CO RD ALG E SIDE.

LESS 08-007-0089 DESC AS: PT SEC 3 T14N R08W SLM BEG AT PT 42 FT N & 454.5 FT W OF SE COR SD SEC (SD PT BEING SW COR OF PAR 08-007- 0015), W 297 FT, N 297 FT, E 297 FT, S 297 FT TO BEG.

LESS [08-007-0091]: BEG AT PT ON THE N/L OF 25600 N ST 50 FT N M/L & 68 FT W OF S/4 COR OF SEC 03 T14N R08W SLM. SD PT BEING ON AN ESTABLISHED FENCE/L & ALG SD FENCE/L 275 FT, E PARALLEL WITH N/L OF SD 25600 N ST 420 FT, S 275 FT TO THE N/L 25600 N ST, W ALG SD/L 420 FT TO POB

LESS [08-007-0095] PARCEL LND IN SE/4 SEC 3 T14N R08W SLM : BEG AT PT ON N ROW/LINE OF 25600 N ST, SD PT W ALG S/LINE SEC 3, 966.39 FT & N 50 FT FRM SE/COR SEC3 14N R 08W SLM, THN W ALG SD N/ROW/LINE OF 25600 N ST, 200.00 FT TO SE PROP COR OF PARC LND CONVEYED TO LYLE B. STOKES & STACY S. BENTON IN WAR DEED REC AS ENT NO 105927 BK 666 PG454 BECO REC OF IN BECO., N ALG E/LINE SD WAR DEED 165.00 FT TO NE PROP COR SD CERTAIN WAR DEED, E PARALL W/SD N ROW/LINE OF 25600 N ST 200.00 FT, S PARALL W/SD LINE OF SD CERTAIN WAR DEED 165.00 FT TO POB.
CONT 410.59 AC M/L REM. DESC.

PARCEL 08-063-0065

ALL THAT PART OF THE WEST HALF OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 8 WEST, SALT LAKE BASE AND MERIDIAN LYING EAST OF CURLEW CREEK AND WEST OF COUNTY ROAD.

LESS[08-063-0064]: THE SOUTH 5 ACRES OF DESCRIBED PROPERTY

PARCEL 08-063-0064

THE SOUTH 5 ACRES OF THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PART OF THE WEST HALF OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 8 WEST, SALT LAKE BASE AND MERIDIAN LYING EAST OF CURLEW CREEK AND WEST OF COUNTY ROAD.

PARCEL 08-025-0017

ALL OF SEC 34, TWP 15N, R 8W, SLM. LESS SNOWVILLE TOWN 10 ACRES. CONT 630 ACRES.

PARCEL 05-074-0037

BEG AT SE CORNER OF BLK 04, PLT C, GEORGE HENRIE SUBDIVISION, BEING 1320 FT EAST ALONG SEC LINE & S 01°34'00" E 245 FT M/L FROM NW CORNER OF SEC 12, T 11N, R 03W, SLM. THENCE S 01°34'00" E 100 FT ALONG 1/4 1/4 LINE; S 88°26'00" W 100 FT; N 01°34'00" W 100 FT; N 88°26'00" E 100 FT ALONG SOUTH LINE OF SD BLK 04 TO POB.

PARCEL 05-074-0045

PART NW/4 SEC 12, T 11N, R 03W, SLM. BEG AT A POINT LOCATED N 88°26'00" E 75.00 FT FROM SW CORNER OF LOT 05, BLK C-3, OF GEORGE HENRIE SUBDIVISION, LOCATED N 88°31'34" E 1093.00 FT ALONG NORTH LINE OF SD NW/4 & S 01°34'00" E 245.41 FT FROM NW CORNER OF SD NW/4. THENCE N 88°26'00" E 129.56 FT ALONG SOUTH LINE SD SUBDIVISION; S 01°34'00" E 100.00 FT; N 88°26'00" E 100.00 FT; S 01°34'00" E 380.00 FT; S 88°26'00" W 229.56 FT; N 01°34'00" W 480.01 FT TO POB.

PARCEL 05-074-0010

BEGINNING AT A POINT 33 FT S & 1320 FT W OF NE CORNER OF NW/4 OF SEC 12, T 11N, R 03W, SLM. THENCE SOUTH 1862.7 FT; N 88°44'00" E 312 FT; NORTH 1722 FT; WEST 61.7 FT; NORTH 150 FT; WEST 250 FT TO BEG.
EXC 1.14 ACS INSIDE CITY.

PARCEL 05-074-0050

ALL OF THE FOLLOWING CONTAINED OUTSIDE TREMONTON CITY LIMITS: PART NW/4 OF SEC 12, T 11N, R 03W, SLM. BEG AT SW CORNER LOT 05, BLK C-3, OF GEORGE HENRIE SUBDIVISION, LOCATED N 88°31'34" E 1018.00 FT ALONG NORTH LINE OF SD NW/4 & S 01°34'00" E 245.53 FT FROM NW CORNER OF SD NW/4. THENCE S 01°34'00" E 203.28 FT; N 88°26'00" E 75.00 FT; S 01°34'00" E 276.73 FT; S 88°26'00" W 187.32 FT; S 01°34'00" E 58.37 FT; S 89°29'31" W 335.80 FT; N 01°34'00" W 532.18 FT; N 88°26'00" E 448.06 FT TO POB.

PARCEL 05-074-0053

A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH BANK OF AN EXISTING DITCH, AS DESCRIBED IN ENTRY NO. 179672 IN THE BOX ELDER COUNTY RECORDER'S OFFICE, LOCATED 768.83 FEET SOUTH 00°59'24" EAST ALONG THE WEST LINE OF SAID SECTION AND 738.49 FEET SOUTH 89°55'53" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 12; RUNNING THENCE SOUTH 89°55'53" EAST (NORTH 89°29'31" EAST BY RECORD) 167.35 FEET ALONG SAID NORTH BANK; THENCE NORTH 00°59'24" WEST (NORTH 01°34'00" WEST BY RECORD) 58.37 FEET; THENCE NORTH 89°00'36" EAST (NORTH 88°26'00" EAST BY RECORD) 416.87 FEET; THENCE SOUTH 00°59'24" EAST (SOUTH 01°34'00" EAST BY RECORD) 1187.91 FEET TO THE NORTH BANK OF AN EXISTING CONCRETE IRRIGATION DITCH, AS DESCRIBED IN ENTRY NO. 182685; THENCE ALONG SAID NORTH BANK THE FOLLOWING 5 COURSES: (1) SOUTH 87°00'17" WEST (SOUTH 86°25'41" WEST BY RECORD) 118.37 FEET; (2) SOUTH 88°49'54" WEST (SOUTH 88°15'18" WEST BY RECORD) 177.14 FEET; (3) NORTH 89°44'00" WEST (SOUTH 89°41'24" WEST

BY RECORD) 70.52 FEET; (4) NORTH 86°32'57" WEST (NORTH 87°07'33" WEST BY RECORD) 74.53 FEET; AND (5) NORTH 84°09'27" WEST (NORTH 84°44'03" WEST BY RECORD) 132.47 FEET TO AN EXISTING FIELD SEPARATION; THENCE ALONG SAID EXISTING FIELD SEPARATION THE FOLLOWING 3 COURSES: (1) NORTH 00°06'48" EAST 195.09 FEET; (2) NORTH 00°44'02" WEST 474.03 FEET; AND (3) NORTH 01°08'57" WEST 414.86 FEET; THENCE NORTH 89°55'53" WEST 17.07 FEET; THENCE NORTH 01°08'57" WEST 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL 05-082-0008

NW/4 OF SE/4 OF SEC 17, TWP 11 N, R 3 W, SLM,
LESS BEG AT A PT 30 FT S OF NW COR OF SE/4 OF SD SEC, S 828 FT, E 186 FT, N 828 FT, W 186 FT TO BEG.

PARCEL 05-082-0038

A PARCEL OF GROUND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 89°47'25" WEST 33.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, T11N, R3W SLB&M, SAID ONE SIXTEENTH CORNER IS LOCATED NORTH 1331.945 FEET FROM THE RAILROAD SPIKE FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 17; AND RUNNING THENCE NORTH 89°47'25" WEST 1292.58 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 00°01'23" WEST 1,297.33 FEET TO A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF 10000 NORTH STREET AT A POINT SOUTH 33.00 FEET FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 89°51'37" EAST ALONG SAID RIGHT OF WAY LINE 1,293.10 FEET TO THE WEST RIGHT OF WAY LINE OF 7600 WEST STREET AT A POINT 33 FEET SOUTH AND 33 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 676.46 FEET ALONG SAID LINE; THENCE SOUTH 88°01'53" WEST 252.15 FEET; THENCE SOUTH 587.86 FEET; THENCE SOUTH 89°47'25" EAST 252.00 FEET TO THE WEST RIGHT OF WAY LINE OF 7600 WEST STREET; THENCE SOUTH 25.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO A 12.5 FOOT WIDE IRRIGATION EASEMENT ALONG THE EAST 12.5 FEET OF THE ABOVE DESCRIBED PARCEL.

PARCEL 07-046-0008

E/2 OF SE/4 & SE/4 OF NE/4 OF SEC 27, TWP 13N, R 3W, SLM. ALSO NE/4 OF NE/4 OF SEC.
LESS RES. LESS: TRACT DEEDED TO ST DEPT OF TRANS.

PARCEL 07-030-0045

BEGINNING AT A POINT 1520.50 FEET NORTH 00°01'57" WEST (RECORD NORTH) ALONG THE QUARTER SECTION LINE AND 16.50 FEET EAST FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN RELATIVE TO THE WEST LINE OF SAID SECTION 31 BEARING "NORTH" (BASIS OF BEARING) AND RUNNING THENCE: NORTH 00°01'57" WEST (RECORD NORTH) 273.60 FEET; THENCE SOUTH 89°52'17" EAST 1123.36 FEET TO FENCE LINE; THENCE SOUTH 10°38'37" EAST 279.59 FEET ALONG SAID FENCE LINE TO ADJOINER'S NORTHERLY BOUNDARY LINE

(TAX PARCEL NO. 07-030-0025); THENCE NORTH 89°49'10" WEST 1174.85 FEET ALONG SAID ADJOINERS NORTHERLY BOUNDARY TO THE POINT OF BEGINNING.

PARCEL 07-030-0034

BEG AT A PT 2642.76 FT N00*01'57"W (REC N) ALG THE 1/4 SEC/L & 16.50 FT E & 1022.73 FT S89*43'29"E (REC E) FRM THE S/4 COR OF SEC 31 T13N R02W SLM RELATIVE TO THE W/L OF SD SEC 31 BEARING "N" (BOB), S89*43'29"E (REC E) 129.26 FT ALG FENCE/L TO THE WLY R/W/L OF CANAL, S08*35'44"E 1133.62 FT ALG SD R/W/L OF CANAL TO THE NLY BDY OF ADJOINERS PROP (TAX PARCEL #07-030-0025), N89*49'10"W 145.93 FT ALG SD NWLY BDY TO FENCE CORNER, N10*38'37"W 592.51 FT ALG FENCE/L TO ANGLE PT IN FENCE, N04*35'51"W 540.48 FT CONTINUING ALG SD FENCE/L TO THE POB.

PARCEL 07-030-0046

BEGINNING AT A POINT 1794.18 FEET NORTH 00°01'57" WEST (RECORD NORTH) ALONG THE QUARTER SECTION LINE AND 16.50 FEET EAST FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN RELATIVE TO THE WEST LINE OF SAID SECTION 31 BEARING "NORTH" (BASIS OF BEARING) AND RUNNING THENCE: NORTH 00°01'57" WEST 154.60 FEET; THENCE SOUTH 89°43'29" EAST 300.00 FEET; THENCE NORTH 00°01'57" WEST 510.00 FEET; THENCE SOUTH 89°43'29" EAST 737.43 FEET TO FENCE LINE; THENCE SOUTH 04°35'51" EAST 355.83 FEET ALONG SAID FENCE LINE TO ANGLE POINT IN FENCE; THENCE SOUTH 10°38'37" EAST 312.92 FEET CONTINUING ALONG SAID FENCE LINE; THENCE NORTH 89°52'17" WEST 1123.36 FEET TO THE POINT OF BEGINNING.

SECTION 2: Effective Date. This ordinance shall become effective fifteen (15) days after its passage.

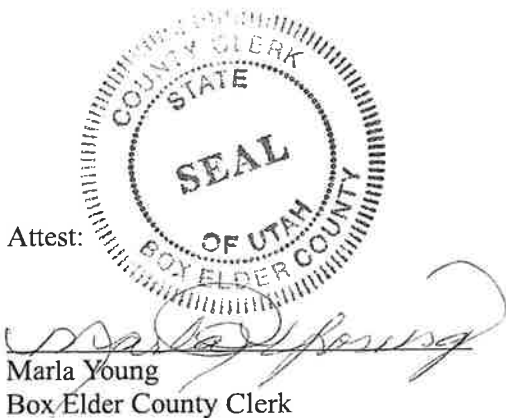
PASSED, ADOPTED AND A SYNOPSIS ORDERED PUBLISHED this 5th day of November, 2025, by the Board of County Commissioners of Box Elder County, Utah,

Commissioner Bingham
Commissioner Perry
Commissioner Vincent

Voting Agree
Voting Agree
Voting Agree

Box Elder County Commission - Chair

Attest:



State of Utah)
 .ss)
County of Box Elder)

State of Utah

.SS

County of Box Elder

On this 5th day of November, 2025, personally appeared before me, the undersigned notary public, Bryd M. Bingham, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the **Commissioner for Box Elder County** and said document was signed by him in behalf of said Corporation and acknowledged to me that said Corporation executed the same.

My Commission Expires: Oct 15, 2029



MARLA R YOUNG
Notary Public
State of Utah
My Commission Expires October 15, 2029
Commission Number 745547

Marla R Young
Notary Public

ORDINANCE NO. 635

AN ORDINANCE OF BOX ELDER COUNTY AMENDING THE TEXT TO SECTIONS 3-2-010, PURPOSE; 5-6-060, DEVELOPMENT STANDARDS; AND ADDING IN SECTION 5-1-400, MOBILE HOMES, IN THE BOX ELDER COUNTY LAND USE MANAGEMENT & DEVELOPMENT CODE.

WHEREAS, a proposal has been made to amend the text to Sections 3-2-010, Purpose; 5-6-060, Development Standards; and adding in Section 5-1-400, Mobile Homes, in the Box Elder County Land Use Management & Development Code; and

WHEREAS, the Box Elder County Planning Commission scheduled a public hearing on the proposal to amend the text of the Box Elder County Land Use Management & Development code and provided a Class B notice in accordance with Section 2-2-050(B) of the Box Elder County Land Use Management and Development Code and Section 63G-30-102 of the Utah Code; and

WHEREAS, the Box Elder County Planning Commission, after appropriate notice, held a public hearing on October 16, 2025 to allow the general public to comment on this proposed text amendment; and

WHEREAS, after providing for public comment from the general public, the Box Elder County Planning Commission has found and determined that the proposed text amendment is in conformity with the General Plan of Box Elder County, that the uses allowed by the proposed change are harmonious with the overall character of the existing development in the vicinity of the property, that it will not adversely affect adjacent properties, that the facilities and services intended to serve property are adequate, and will provide for the health, safety, and general welfare of the public and protect the environment; and

WHEREAS, based upon these findings, the Box Elder County Planning Commission has recommended that the Box Elder County Commission amend the text as has been requested; and

WHEREAS, the Box Elder County Commission, after appropriate notice, held a public meeting on November 5, 2025, to review and discuss this proposed amendment; and

WHEREAS, after reviewing and discussing, the Board of County Commissioners of Box Elder County, Utah finds that the amendment to the text as set forth in Exhibit B is in conformity with the General Plan of Box Elder County, that the uses allowed by the proposed change are harmonious with the overall character of the existing development in the vicinity of the property, that it will not adversely affect adjacent properties, that the facilities and services intended to serve property are adequate, and that it will be in the best interest of and promote the health, safety and general welfare of the residents of Box Elder County;

NOW THEREFORE, the County legislative body of Box Elder County ordains as follows:

SECTION 1: Ordinance Text Amendment. Amending the text to Sections 3-2-010, Purpose; 5-6-060, Development Standards; and adding in Section 5-1-400, Mobile Homes, in the Box Elder County Land Use Management & Development Code is hereby amended to read in its entirety as set forth in Exhibit A.

EXHIBIT A

3-2-010. Purpose.

A. Mixed Use. Mixed Use zones provide a multiple use district to establish areas in mountain, hillside, canyon mountain valley, desert and other open and generally undeveloped lands 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 encourage use of the land, where appropriate, for forestry, grazing, agriculture, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush land fires, damage to grazing and livestock raising, and to wildlife values; to avoid the premature development of lands by discouraging intensive development until the ultimate best use of the land can be recommended by the Planning Commission to the County Commission; and to promote the health, safety, convenience, order, prosperity, and general welfare of the inhabitants of the community.

Chapter 5-6 – Accessory Dwelling Units & internal Accessory Dwelling Units

5-6-060. Development Standards.

P. The zoning administrator may place other appropriate or more stringent conditions deemed necessary in approving ADUs as per the standards found in Section 2-2-110, Administrative Conditional Use Permit.

Chapter 5-1 - Regulations Applicable To All Zones

Box Elder Zoning Ordinance as Adopted October 2007

5-1-400. Mobile Homes.

5-1-400. Mobile Homes.

Mobile Homes as defined in Chapter 1-3 shall not be used at any place within the established boundaries of unincorporated Box Elder County, at any time, for living quarters except in zoning districts that allow them or in existing designated and permitted mobile home parks.

EXHIBIT B

3-2-010. Purpose.

A. Mixed Use. Mixed Use zones provide a multiple use district to establish areas in mountain, hillside, canyon mountain valley, desert and other open and generally undeveloped lands 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 encourage use of the land, where appropriate, for forestry, grazing, agriculture, ~~mining~~, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush land fires, damage to grazing and livestock raising, and to wildlife values; to avoid the premature development of lands by discouraging intensive development until the ultimate best use of the land can be recommended by the Planning Commission to the County Commission; and to promote the health, safety, convenience, order, prosperity, and general welfare of the inhabitants of the community.

Chapter 5-6 – Accessory Dwelling Units & internal Accessory Dwelling Units

5-6-060. Development Standards.

P. The ~~planning commission~~ **zoning administrator** may place other appropriate or more stringent conditions deemed necessary in approving ADUs as per the standards found in Section 2-2-1010, Administrative Conditional Use Permit.

Chapter 5-1 - Regulations Applicable To All Zones

Box Elder Zoning Ordinance as Adopted October 2007

5-1-400. Mobile Homes.

5-1-400. Mobile Homes.

Mobile Homes as defined in Chapter 1-3 shall not be used at any place within the established boundaries of unincorporated Box Elder County, at any time, for living quarters except in zoning districts that allow them or in existing designated and permitted mobile home parks.

SECTION 2: Effective Date. This ordinance shall become effective fifteen (15) days after its passage.

PASSED, ADOPTED AND A SYNOPSIS ORDERED PUBLISHED this 5th day of November, 2025, by the Board of County Commissioners of Box Elder County, Utah,



Commissioner Bingham
Commissioner Perry
Commissioner Vincent

Voting

Voting

Voting

Boyd M. Bingham
Box Elder County Commission Chair

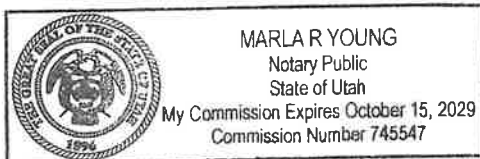
Attest;

Marla Young
Marla Young
Box Elder County Clerk

State of Utah)
)
County of Box Elder)

On this 5th day of November, 2025, personally appeared before me, the undersigned notary public, Boyd M. Bingham whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the **Commission Chairman for Box Elder County** and said document was signed by him in behalf of said Corporation and acknowledged to me that said Corporation executed the same.

My Commission Expires: Oct. 15, 2029



Marla Young
Notary Public

ORDINANCE NO. 636

AN ORDINANCE OF BOX ELDER COUNTY AMENDING THE BOX ELDER COUNTY ZONING MAP BY ZONING APPROXIMATELY 2,172 ACRES LOCATED IN THE EAST GARLAND COMMUNITY OF THE COUNTY FROM UNZONED TO AHZ (AGRICULTURAL HERITAGE ZONE).

WHEREAS, an East Garland community meeting was held on January 9, 2025. Following this meeting a community steering committee was established. The steering committee met several times over subsequent months. These meetings culminated in the committee voting to propose that the property in the East Garland community described herein be zoned from Unzoned to AHZ (Agricultural Heritage Zone); and

WHEREAS, the Box Elder County Planning Commission scheduled a public hearing on the proposal to amend the zoning map and provided a Class B notice in accordance with Section 2-2-050(B) of the Box Elder County Land Use Management and Development Code and Section 63G-30-102 of the Utah Code; and

WHEREAS, the Box Elder County Planning Commission, after appropriate notice, held a public hearing on October 16, 2025, to allow the general public to comment on this proposed amendment of the zoning map; and

WHEREAS, after providing for public comment from the general public, the Box Elder County Planning Commission has found and determined that the proposed amendment to the zoning map is in conformity with the General Plan of Box Elder County, that the uses allowed by the proposed change are harmonious with the overall character of the existing development in the vicinity of the property, that it will not adversely affect adjacent properties, that the facilities and services intended to serve the property to be rezoned are adequate, and will provide for the health, safety, and general welfare of the public and protect the environment; and

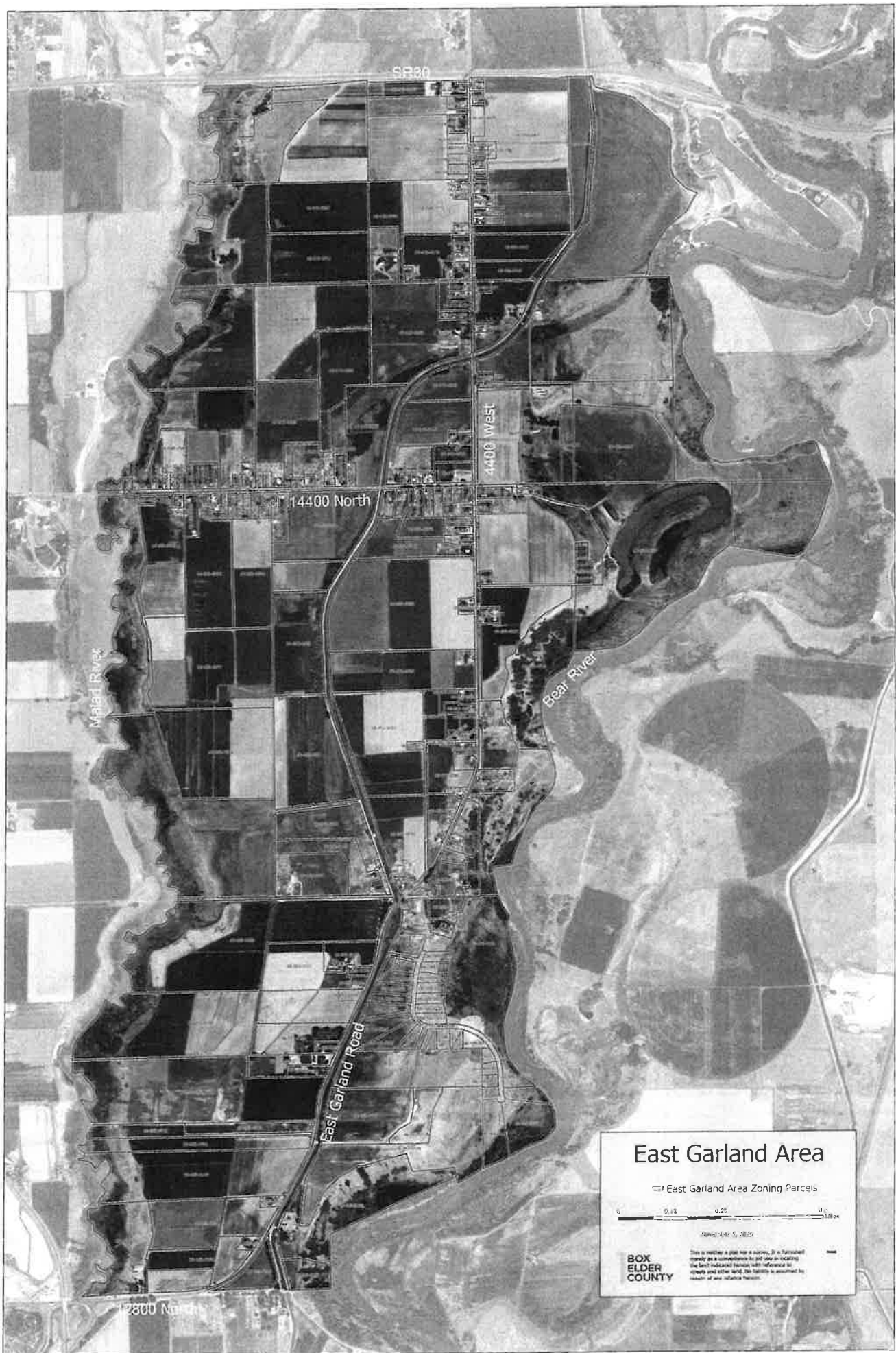
WHEREAS, based upon these findings, the Box Elder County Planning Commission has recommended that the Box Elder County Commission amend the zoning map as has been requested; and

WHEREAS, the Box Elder County Commission, after appropriate notice, held a public meeting on November 5, 2025 to review and discuss this proposed amendment; and

WHEREAS, after reviewing and discussing, the Board of County Commissioners of Box Elder County, Utah finds that the amendment to the zoning map as set forth below is in conformity with the General Plan of Box Elder County, that the uses allowed by the proposed change are harmonious with the overall character of the existing development in the vicinity of the property, that it will not adversely affect adjacent properties, that the facilities and services intended to serve the property to be rezoned are adequate, and that it will be in the best interest of and promote the health, safety and general welfare of the residents of Box Elder County;

NOW THEREFORE, the County Legislative Body of Box Elder County, ordains as follows:

SECTION 1: Zoning Map Amendment. The Zoning Map of Unincorporated Box Elder County is hereby amended by classifying the following described area in unincorporated Box Elder County from Unzoned to AHZ (Agricultural Heritage Zone):



East Garland Area

East Garland Area Zoning Parcels

0 0.15 0.25 0.5 Miles

Revised: 5/2025

**BOX
ELDER
COUNTY**

This is neither a plan nor a survey. It is for informational purposes only and is not intended to be used as a legal document. The user assumes all liability for any use of this information.

North Boundary - SR30
South Boundary - 12800 North
West Boundary - Malad River
East Boundary - Bear River (less the Bear Hollow Ranch Subdivision, and parcel 06-035-0045, and parcel 06-035-0041)

See included map.

SECTION 2: Effective Date. This ordinance shall become effective fifteen (15) days after its passage.

PASSED, ADOPTED AND A SYNOPSIS ORDERED PUBLISHED this 5th day of November, 2025, by the Board of County Commissioners of Box Elder County, Utah,



Commissioner Bingham
Commissioner Perry
Commissioner Vincent

Voting Aye
Voting Aye
Voting Aye

Boyd M. Bingham
Box Elder County Commission - Chair

Attest:

Marla Young
Marla Young
Box Elder County Clerk

State of Utah)
)
).ss
County of Box Elder)

On this 5th day of November, 2025, personally appeared before me, the undersigned notary public, Boyd M. Bingham, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the **Commissioner for Box Elder County** and said document was signed by him in behalf of said Corporation and acknowledged to me that said Corporation executed the same.

My Commission Expires: Oct. 15, 2029

Marla Young
Notary Public

