

**MINUTES  
BOX ELDER COUNTY COMMISSION  
DECEMBER 17, 2025**

The Board of County Commissioners of Box Elder County, Utah met in an Administrative/Operational Session at the Box Elder County Fairgrounds Fine Arts Building 320 N 1000 W Tremonton Utah at 11:15 a.m. on **December 17, 2025**. The following members were present:

Boyd Bingham	Chairman
Lee Perry	Commissioner
Tyler Vincent	Commissioner
Tammy Gibson	Deputy Clerk

Excused: 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 11:21 a.m.

The regular session was called to order by Chairman Bingham at 11:30 a.m. with the following members present, constituting a quorum:

Boyd Bingham	Chairman
Lee Perry	Commissioner
Tyler Vincent	Commissioner
Tammy Gibson	Deputy County Clerk

Excused: Marla Young Clerk

The prayer was offered by Commissioner Vincent.  
The Pledge of Allegiance was led by Sheriff Potter.

## **APPROVAL OF MINUTES**

**THE MINUTES OF THE REGULAR MEETING OF DECEMBER 3, 2025 WERE APPROVED AS WRITTEN ON A MOTION BY COMMISSIONER VINCENT, SECONDED BY COMMISSIONER PERRY AND UNANIMOUSLY CARRIED.**

## **ATTACHMENT NO. 1 - AGENDA**

### **ADMINISTRATIVE REVIEW/REPORTS/FUTURE AGENDA ITEMS – COMMISSION**

#### **Interfaith Activity- Commissioner Perry**

Commissioner Perry reported on the interfaith activity that was held on Sunday night at the fairgrounds. He stated that it was well attended by the community with numerous groups from different faiths participating. It featured a great performance that included a live nativity.

### **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.

### **BOX ELDER COUNTY EMPLOYEE RECOGNITION**

Commissioner Vincent recognized Randy Peterson for all he does for the county. He works with buildings and grounds and does a lot all over the county. He is always willing to go above and beyond. He serves on the employee committee and cooks breakfast, hot dogs, or any other task. Randy is a dedicated and hard working employee. We appreciate him and all that he does.

**PUBLIC INTERESTS / PRESENTATIONS / CONCERNS**

**Update on Rocky Mountain Transmission Line in Box Elder County-Christopher Anderson & Aleta Brown**

Russell Fox, Aleta Brown, and Christopher Anderson from Pacific Corp gave a presentation on a rebuild that will be happening in the county.

Aleta Brown introduced the Transmission Expansion Segment B Project. The first phase of the project is a rebuild of a 345 KV line in Honeyville to the Populous Substation near Downey Idaho. The project will address the growth and demand in our area. The second phase of the project is further up in Idaho.

Christopher Anderson, Project Manager, stated this project will improve reliability and public safety. The current transition line is 70 years old. By replacing the aging infrastructure it will increase public safety and have a larger capacity. At the same time, they will replace fiber optics lines for communications. Segment two and three are in Idaho for forty three total miles. They interface with major facilities in Idaho. During phase one there will be some time where the lines will be out of service but will not impact the customers. They are planning to work with counties and cities to get any permits needed for the project.

**ASSESSOR'S OFFICE**

**Requesting Approval of a Waiver for Taxes, due to an Entry Error on Affected Mobile Home Parcels-Kory Wilde**

Assessor Kory Wilde stated that a handful of mobile home parcels experienced a data entry error, but the taxes have all been paid. The incorrect data can be deleted by the Treasurer, but they need approval to do so. A total of 10 parcels were affected by the error and billed incorrectly.

**MOTION:** Commissioner Perry made a motion to approve the request for waiver of taxes of affected mobile home parcels. 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.

**PUBLIC HEARING**

**Public Hearing to Amend 2025 Budget-Shirlene Larsen**

Auditor Shirlene Larsen stated they need to amend the 2025 budget. She informed them that they can not go over on the expenditure lines as required by the outside auditors. She informed them that the data breach caused some extra expenditures.

**MOTION:** Commissioner Vincent made a motion to open the public hearing. The motion was seconded by Commissioner Perry and the hearing was opened.

There was no public comment.

**MOTION:** Commissioner Vincent made a motion to close the public hearing for the 2025 Budget Amendment. The motion was seconded by Commissioner Perry and the hearing was closed.

### **AUDITOR'S OFFICE**

#### **Resolution #25-24 Adopting 2025 Budget Amendment-Shirlene Larsen**

Auditor Shirlene Larsen presented Resolution #25-24 amending the 2025 budget.

**MOTION:** Commissioner Perry made a motion to approve Resolution #25-24 amending the 2025 Budget. 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-Resolution #25-24 Adopting the 2025 Budget Amendment**

### **CLERK'S OFFICE**

#### **Approve Class C Beer License Renewals-Tammy Gibson**

Deputy Clerk Tammy Gibson stated that there are three Class C Beer License renewals. They are signed by the establishment owner, reviewed by the sheriff, and then brought to the Commission for final approval.

**MOTION:** Commissioner Vincent made a motion to approve the class C beer licenses for 2026. 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.

**Ordinance #641 to Repeal Box Elder County Campaign Finance Ordinance #563-Tammy Gibson**

Deputy Clerk Tammy Gibson presented Ordinance #641 to repeal Ordinance #563 the County Campaign Finance Code. The ordinance removes redundant campaign finance filings and the county will now follow state code deadlines.

**MOTION:** Commissioner Perry made a motion to approve Ordinance #641 to Repeal the Box Elder County Campaign Finance Ordinance #563. 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 #641 Repeal BEC Campaign Finance Ordinance #563**

**COMMISSIONERS**

**Present Commissioners with Annual PILT Payment-Blair Stringham**

Blair Stringham of the Division of Wildlife Resources presented the Commissioners a check for payment in lieu of taxes for wildlife management areas in the county. The funding comes from hunters and anglers. They now manage the habitat for an additional 30,000 acres west of Willard Bay. The wildlife area is a great place for people to hunt and fish. The check amount was \$11,400.61.

**Semiannual Update of The Box Elder County Victims Advocate Services-Cheryl Burgan**

This item was postponed.

**Bear River Water Conservancy District Board Appointments- Commissioner Bingham**

Chairman Bingham stated they received recommended names to appoint to the Bear River Water Conservancy District Board. Joseph Summers and Lyle Holmgren are reappointments. Brian Shaffer of North Garland, Riverside, and Fielding area is a new appointment. Ryan Smith of Brigham City is a new appointment to the board.

**MOTION:** Commissioner Perry made a motion to approve the recommended appointments to the Bear River Water Conservancy District Board. 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.

**Nonprofit Property Tax Exemption Request for the 2025 Calendar Year- Susanne Case**

James Caplin stated he is a member of the Pregnancy Care Center Board. They are seeking reimbursement for the \$1,600.00 of property tax paid in 2025. The Pregnancy Care Center has operated in the county for 20 years. They expected full property tax exemptions because they owned the property by January 1, 2025. They brought this to the Assessors attention and received a corrected notice for 50% of the taxes due. They feel like this is still incorrect. They paid the taxes before they were due. However, they feel that they were improperly assessed. They were unsatisfied with the Assessor's office.

County Attorney Anne Hansen explained that they have not had a chance to review the issue with the Assessor's Office.

The Commissioners recommended that the Attorney's Office work with the Assessor's and Auditor's Offices to get this figured out.

**PUBLIC HEARING**

**Public Hearing for Ordinance #640-Scott Lyons**

County Planner Destin Christiansen stated Ordinance #640 is the Harper Ward Community Plan Ordinance. He described that a citizen steering committee was formed and they drafted a survey. They received more than half of the survey cards sent out back from the citizens. The plan went to the Planning Commission where they forwarded the recommendation to approve. If approved it will be as an Exhibit F to the Box Elder County Plan.

**MOTION:** Commissioner Perry made a motion to open the public hearing. The motion was seconded by Commissioner Vincent and the hearing was opened.

**Deanna Hardy, of Brigham City** explained that she thinks that the Community Plans are part of the United Nations 2030-2050, also known as agenda 21. Having the community decide what property owners can and cannot do with their property goes against the individual and their rights as property owners. We need to protect the individual property owners and their right to own private property.

**MOTION:** Commissioner Vincent made a motion to close the public hearing. The motion was seconded by Commissioner Perry and the hearing was closed.

**COMMUNITY DEVELOPMENT**

**Ordinance #640 - Harper Ward Community Plan-Scott Lyons**

**MOTION:** Commissioner Perry made a motion to adopt Ordinance #640 for the Harper Ward Community Plan. 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 #640 Harper Ward Community Plan**

**Agreement #25-60 - Subdivision Improvement Agreement-Scott Lyons**

Community Development Director Scott Lyons stated Agreement #25-60 is for the Bekams Edge Phase Five Subdivision and that most of the improvements have been inspected and completed. The County is ensuring the developer puts the appropriate funds into the escrow account so they can go forward with the subdivision.

**MOTION:** Commissioner Perry made a motion to approve the Subdivision Improvement Agreement #25-60. 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. 5- Agreement #25-60 Subdivision Improvement Agreement**

**BUILDINGS & GROUNDS**

**Bear River Canal Company 2026 Lease Pool Shares-Codey Illum**

Chief Building Official Codey Illum explained the county has 66 water shares needing to be released into the lease pool. They have 6 shares that they keep for the fairgrounds.

**MOTION:** Commissioner Perry made a motion to hold back 6 shares and turn back the remaining shares to the Bear River Canal Company lease pool. 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.

## **FAIRGROUNDS**

### **Fee Waiver for the Sheep Arena at the Fairgrounds USU Aggie Classic-Wyatt Nebeker**

Wyatt Nebeker of USU stated he is a member of the Animal Science Club and they are hoping to have the fees waived for the Aggie Classic being held at the fairgrounds in April. The event has been going on for 30 years. Getting the fees waived will allow them to invest more in the exhibitors.

Commissioner Vincent explained that it takes a lot of county manpower to get it set up to host the Aggie Classic. He suggested that they look for grants to help offset the fees for the facilities. They don't want to set precedents for others to get the fees waived.

**MOTION:** Commissioner Perry made a motion to table the fee waiver for the Aggie Classic. 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. The item was tabled.

## **FIRE DEPARTMENT**

### **Lease Agreement #25-79 for Park Valley Fire Station- Kevin Lloyd**

Fire Marshal Kevin Lloyd stated Lease Agreement #25-79 is with Park Valley Fire Department. The old contract was signed in 2006. This updated contract has an increase of \$5,000.00 for power, gas, and maintenance on the building.

**MOTION:** Commissioner Vincent made a motion to approve Lease Agreement #25-79 with Park Valley Fire. 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.

### **ATTACHMENT NO. 6- Lease Agreement # 25-79 Park Valley Fire Station**

## **TOURISM OFFICE**

### **2025 Box Elder County Tourism Office Report-Joan Hammer**

Tourism Director Joan Hammer stated that bylaws require the TTAB Board to give a report every year on who they are and what they have been doing. She introduced the council and the new director Carl Millegan from Bear River Migratory Bird Refuge.



She described how tourism brings in clean revenue by bringing folks to Box Elder County. It is a great opportunity to market the county events that bring visitors. They offer a grant program to the communities, so they have the opportunity to get what they need to bring people to their communities. Tourism tax revenue is down across the whole state and has lost a few restaurants in 2025. The government shutdown was hard. The Bear River Bird Refuge lost about \$8,000.00 in revenue during the federal shut down.

The wins for this year are the 100 Year Anniversary of the fair. The branding party was remarkable. The Japanese exhibit at the Brigham City Museum is going state wide and might go on a national level. The Borgstrom Memorial Highway is an important story of our community.

Looking ahead she stated there will be new restaurants coming online in 2026. America 250 celebrations will be happening. They are looking farther ahead to the 2034 Olympics and being a part of the plans with the partners and communities. There will possibly be a new state park in Box Elder County. She said what they do matters and it is Economic Development in Box Elder County.

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

Chairman Bingham reviewed the public comment rules.

**Deanna Hardy of Brigham City** stated that the Box Elder County Committee of Liberty disapproves of a salary increase for elected officials. She challenges the Commission to trade places with someone on a fixed income. The size and cost of the county government needs to be smaller so all citizens are relieved of the tax burden. She feels that the state legislature should repeal the code that allows for county elected officials and employees to receive a raise every year. It is unsustainable. The agenda of the government today is to drive the citizens into poverty. The candidate filing fees need to be reduced. She believes that the fees deter people from running for office.

**Bear River Migratory Bird Refuge Director Carl Millegan** apologized for not reaching out sooner. He wants to open the door to future conversations. He has been in place since March and he wants to be diligent in representing the community of Box Elder County.

**WARRANT REGISTER – COMMISSIONERS**

The Warrant Register was signed and the following claims were approved: Claim numbers 128277 through 128291 in the amount of \$69,877.66 and claim numbers 128292 through 128384 in the amount of \$1,665,380.71.

**PERSONNEL ACTIONS/VOLUNTEER ACTION FORMS – COMMISSIONERS**

CHRISTIN BENNETT	4111 Commission	Compensation Change	12/14/2025
MARCI JO HANSEN	4123 Justice Court	Compensation Change	12/14/2025
SUZANNE FALLETTA	4123 Justice Court	Compensation Change	12/14/2025
JENISHA LITTLE	4123 Justice Court	Compensation Change	12/14/2025
DUSTIN ERICSON	4123 Justice Court	Compensation Change	12/14/2025
SANDY PEREZ	4123 Justice Court	Compensation Change	12/14/2025
JENICA STANDER	4134 HR	Compensation Change	12/14/2025
DIANE BLACK	4134 HR	Compensation Change	12/14/2025
MARIANA HERNANDEZ	4134 HR	Compensation Change	12/14/2025
NATHAN HAMMER	4135 IT	Compensation Change	12/14/2025
KEITH KELLER	4135 IT	Compensation Change	12/14/2025
AARON HANKS	4135 IT	Compensation Change	12/14/2025
SHIRLENE LARSEN	4141 Auditor	Compensation Change	12/14/2025
NATHAN ADAMS	4141 Auditor	Compensation Change	12/14/2025
NATALIE BIERER	4141 Auditor	Compensation Change	12/14/2025

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MARCIE POWELL	4141 Auditor	Compensation Change	12/14/2025
JOSHUA CAPELL	4141 Auditor	Compensation Change	12/14/2025
ASHLEY HENDRICKSON	4141 Auditor	Compensation Change	12/14/2025
DANIEL FARNES	4141 Auditor	Compensation Change	12/14/2025
STACY MILES	4143 Motor Vehicle	Compensation Change	12/14/2025
MELINDA CARR	4143 Motor Vehicle	Compensation Change	12/14/2025
KATELYN ALVARADO	4143 Motor Vehicle	Compensation Change	12/14/2025
ALEXANDRA MUNIZ	4143 Motor Vehicle	Compensation Change	12/14/2025
SCOTT SINGLETON	4143 Motor Vehicle	Compensation Change	12/14/2025
JULIE HENDRICKS	4143 Treasurer	Compensation Change	12/14/2025
TAMARA BERRY	4143 Treasurer	Compensation Change	12/14/2025
SHAUN THORNLEY	4143 Treasurer	Compensation Change	12/14/2025
DALENE BAXTER	4143 Treasurer	Compensation Change	12/14/2025
ANDI FORD	4143 Treasurer	Compensation Change	12/14/2025
OAKLEE SULLY	4144 Recorder	Compensation Change	12/14/2025
JESSICA SMITH	4144 Recorder	Compensation Change	12/14/2025
CHAD MONTGOMERY	4144 Recorder	Compensation Change	12/14/2025
FAYLENE JENSEN	4144 Recorder	Compensation Change	12/14/2025
JANESSA KNOTTS	4144 Recorder	Compensation Change	12/14/2025
KELSEY BENNETT	4144 Recorder	Compensation Change	12/14/2025
TYLER HOLMES	4145 Attorney	Compensation Change	12/14/2025
BRIAN DUNCAN	4145 Attorney	Compensation Change	12/14/2025
STACIE FRASSRAND	4145 Attorney	Compensation Change	12/14/2025
STEPHEN HADFIELD	4145 Attorney	Compensation Change	12/14/2025
BLAIR WARDLE	4145 Attorney	Compensation Change	12/14/2025
STEPHANIE QUINTERO	4145 Attorney	Compensation Change	12/14/2025

MARLA YOUNG	4170 Clerk	Compensation Change	12/14/2025
LORI PURDUM	4170 Clerk	Compensation Change	12/14/2025
SCOTT LYONS	4181 Planning	Compensation Change	12/14/2025
DIANE FUHRIMAN	4181 Planning	Compensation Change	12/14/2025
MARCUS WAGER	4181 Planning	Compensation Change	12/14/2025
DESTIN CHRISTIANSEN	4181 Planning	Compensation Change	12/14/2025
JESSIE FERNELIUS	4182 Buildings and Grounds	Compensation Change	12/14/2025
DALE KIRK WARD	4182 Buildings and Grounds	Compensation Change	12/14/2025
TYSON GREEN	4182 Buildings and Grounds	Compensation Change	12/14/2025
CODEY ILLUM	4182 Buildings and Grounds	Compensation Change	12/14/2025
JOAN HAMMER	4191 Tourism	Compensation Change	12/14/2025
LYNNETTE CROCKETT	4191 Tourism	Compensation Change	12/14/2025
MORGAN NEEDHAM	4200 Admin PE	Compensation Change	12/14/2025
MONICA LEWIS	4200 Admin PE	Compensation Change	12/14/2025
BARBARA HEREFORD	4200 Admin PE	Compensation Change	12/14/2025
KEVIN POTTER	4200 Admin PS	Compensation Change	12/14/2025
JAMES SUMMERILL	4200 Admin PS	Compensation Change	12/14/2025
CADE PALMER	4200 Admin PS	Compensation Change	12/14/2025
EYSTEN WEIGHT	4200 Admin PS	Compensation Change	12/14/2025
JASON TILBY	4211 Patrol	Compensation Change	12/14/2025
JASON HARRIS	4211 Patrol	Compensation Change	12/14/2025
SHANE BRAEGGER	4211 Patrol	Compensation Change	12/14/2025
LARRY BLANCHARD	4211 Patrol	Compensation Change	12/14/2025
SHAWN BLAUER	4211 Patrol	Compensation Change	12/14/2025

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OSCAR SILVA	4211 Patrol	Compensation Change	12/14/2025
JOSHUA IVERSON	4211 Patrol	Compensation Change	12/14/2025
MICHAEL ALLRED	4211 Patrol	Compensation Change	12/14/2025
ZACHARY STODDARD	4211 Patrol	Compensation Change	12/14/2025
ANDREW HOPKINS	4211 Patrol	Compensation Change	12/14/2025
TIMOTHY KENNEDY	4211 Patrol	Compensation Change	12/14/2025
DAVID BOWEN	4211 Patrol	Compensation Change	12/14/2025
AZUCENA BELTRAN	4211 Patrol	Compensation Change	12/14/2025
RIBAY PEREZ	4211 Patrol	Compensation Change	12/14/2025
JAMES HALL	4211 Patrol	Compensation Change	12/14/2025
JOURNEY KING	4211 Patrol	Compensation Change	12/14/2025
ANDREW MARCHANT	4211 Patrol	Compensation Change	12/14/2025
BRIAN LINDSTROM	4211 Patrol	Compensation Change	12/14/2025
KHALIL SHAH	4211 Patrol	Compensation Change	12/14/2025
EDWIN REYNOZA	4211 Patrol	Compensation Change	12/14/2025
RILEY HUNTER	4211 Patrol	Compensation Change	12/14/2025
TYLER GABRIEL	4212 Detectives	Compensation Change	12/14/2025
ZACHARY MOORE	4212 Detectives	Compensation Change	12/14/2025
PARKER NESSEN	4212 Detectives	Compensation Change	12/14/2025
CALEB MARTINEZ	4212 Detectives	Compensation Change	12/14/2025
BRANDON YATES	4212 Detectives	Compensation Change	12/14/2025
ELIZABETH JOHNSON	4213 Civil	Compensation Change	12/14/2025
SCOTT JOHNSON	4213 Civil PS	Compensation Change	12/14/2025
STEPHANIE GILL	4232 Support Services	Compensation Change	12/14/2025
KAYLYNE BALLARD	4232 Support Services	Compensation Change	12/14/2025
CHRISTINE GERHARDT	4232 Support Services	Compensation Change	12/14/2025

RACHEL GLOSSON	4145 Attorney	Compensation Change	12/14/2025
ANNE HANSEN	4145 Attorney	Compensation Change	12/14/2025
MELISSA MILLER	4145 Attorney	Compensation Change	12/14/2025
BYRON SOUTHWICK	4145 Attorney	Compensation Change	12/14/2025
ISAIAH CARR	4145 Attorney	Compensation Change	12/14/2025
CAMERON COOK	4146 Assessor	Compensation Change	12/14/2025
CHAD REEDER	4146 Assessor	Compensation Change	12/14/2025
MARY ANN PACKER	4146 Assessor	Compensation Change	12/14/2025
KORY WILDE	4146 Assessor	Compensation Change	12/14/2025
DIANNA GERHARDT	4146 Assessor	Compensation Change	12/14/2025
JOSEPH KREBS	4146 Assessor	Compensation Change	12/14/2025
TAMIE TALLANT	4148 Victim Advocate	Compensation Change	12/14/2025
ERYN VILLAPUDA	4148 Victim Advocate	Compensation Change	12/14/2025
RYAN STAATS	4148 Victim Advocate	Compensation Change	12/14/2025
CHERYL BURGAN	4148 Victim Advocate	Compensation Change	12/14/2025
STERLING MARX	4149 CJC	Compensation Change	12/14/2025
JODI PETERSON	4161 Buildings and Grounds	Compensation Change	12/14/2025
RANDY PETERSEN	4161 Buildings and Grounds	Compensation Change	12/14/2025
MIRANDA MARTINEZ	4161 Buildings and Grounds	Compensation Change	12/14/2025
THOMAS BURTON	4161 Buildings and Grounds	Compensation Change	12/14/2025
MARY ELLEN BEUTLER	4161 Buildings and Grounds	Compensation Change	12/14/2025
ALYSSA QUINTERO	4170 Clerk	Compensation Change	12/14/2025
TAMMY GIBSON	4170 Clerk	Compensation Change	12/14/2025

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ELOISA LLUCH	4232 Support Services	Compensation Change	12/14/2025
MONICA CARRILLO	4232 Support Services	Compensation Change	12/14/2025
AARON BOYCE	4233 Inmate Services	Compensation Change	12/14/2025
BRANDON FULLMER	4235 Corrections	Compensation Change	12/14/2025
JOHN KEVIN WARD	4235 Corrections	Compensation Change	12/14/2025
MARK JORDAN	4235 Corrections	Compensation Change	12/14/2025
RILEY RISER	4235 Corrections	Compensation Change	12/14/2025
SANDRA BARFUSS	4235 Corrections	Compensation Change	12/14/2025
SCOTT YOUNG	4235 Corrections	Compensation Change	12/14/2025
ALEXANDER EVANS	4235 Corrections	Compensation Change	12/14/2025
KENDALL HYER	4235 Corrections	Compensation Change	12/14/2025
RYAN HURD	4235 Corrections	Compensation Change	12/14/2025
JAMES CHIPP	4235 Corrections	Compensation Change	12/14/2025
FELIZA UMAN	4235 Corrections	Compensation Change	12/14/2025
PHILLIP MCCULLAM	4235 Corrections	Compensation Change	12/14/2025
CINDY CRAPSE	4235 Corrections	Compensation Change	12/14/2025
JAKE HATCH	4235 Corrections	Compensation Change	12/14/2025
NAOMI MATTHEWS	4235 Corrections	Compensation Change	12/14/2025
DOUGLAS THOMPSON	4235 Corrections	Compensation Change	12/14/2025
HAILEY ALLEN	4235 Corrections	Compensation Change	12/14/2025
ZACHARY HARRIS	4235 Corrections	Compensation Change	12/14/2025
ZACHARY MILLER	4235 Corrections	Compensation Change	12/14/2025
DALE BINGHAM	4235 Corrections	Compensation Change	12/14/2025
BRANDON LANCASTER	4235 Corrections	Compensation Change	12/14/2025
SAMUEL JOHNSTON	4235 Corrections	Compensation Change	12/14/2025
PAXTON ISOM	4235 Corrections	Compensation Change	12/14/2025

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SAMUEL BRADFIELD	4235 Corrections	Compensation Change	12/14/2025
CHAUNTELLE CRANE	4235 Corrections	Compensation Change	12/14/2025
SHAUN DYKENS	4235 Corrections	Compensation Change	12/14/2025
BRAXTON BIRCH	4235 Corrections	Compensation Change	12/14/2025
STEPHEN STERRETT	4235 Corrections	Compensation Change	12/14/2025
COLBY BILLS	4235 Corrections	Compensation Change	12/14/2025
EDWARD ASTLE	4235 Corrections	Compensation Change	12/14/2025
KAREEM JAMES	4235 Corrections	Compensation Change	12/14/2025
HUNTER CARNEY	4235 Corrections	Compensation Change	12/14/2025
MICHAEL BUNDERSON	4235 Corrections	Compensation Change	12/14/2025
JAKOB JOHNSON	4235 Corrections	Compensation Change	12/14/2025
LYNN MILLER	4235 Corrections	Compensation Change	12/14/2025
HAYDEN ZITO	4235 Corrections	Compensation Change	12/14/2025
CALEB BELLES	4235 Corrections	Compensation Change	12/14/2025
KATHERINE CHAMPI	4235 Corrections	Compensation Change	12/14/2025
DANIEL GALAVIZ	4235 Corrections	Compensation Change	12/14/2025
KAYCEE RICHARDS	4235 Corrections	Compensation Change	12/14/2025
NIKOLAS JOHNSON	4235 Corrections	Compensation Change	12/14/2025
JAMISON ZITO	4235 Corrections	Compensation Change	12/14/2025
BREANNA SEVER	4235 Corrections	Compensation Change	12/14/2025
KYLEE ANDERSON	4235 PE Corrections	Compensation Change	12/14/2025
BRITTNEY ZIFSI NISS	4235 PE Corrections	Compensation Change	12/14/2025
LARRY HUBBARD	4236 Court Security	Compensation Change	12/14/2025
TERRY THOMPSON	4236 Court Security	Compensation Change	12/14/2025
STEVEN EDDINGTON	4236 Court Security	Compensation Change	12/14/2025
CARSON FERRIN	4236 Court Security	Compensation Change	12/14/2025



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AMBER HUGHES	4236 Court Security	Compensation Change	12/14/2025
MICKIE FERRIN	4236 Court Security	Compensation Change	12/14/2025
DAVID FREEZE	4236 Court Security	Compensation Change	12/14/2025
RYAN FIELDING	4236 Court Security	Compensation Change	12/14/2025
ANDREW HURST	4236 Court Security	Compensation Change	12/14/2025
CLARK RICHARDS	4236 Court Security	Compensation Change	12/14/2025
BRIAN CROCKETT	4236 Court Security	Compensation Change	12/14/2025
PHILLIP YAHNE	4236 Court Security	Compensation Change	12/14/2025
NOAH PEART	4238 Transport PS	Compensation Change	12/14/2025
DAVID NICHOLLS	4238 Transport PS	Compensation Change	12/14/2025
JOSHUA SCOTT	4238 Transport PS	Compensation Change	12/14/2025
DENISE HECKERT	4239 Medical	Compensation Change	12/14/2025
TONYA SACCO	4239 Medical	Compensation Change	12/14/2025
STACY YOUNGER	4241 Buildings and Grounds	Compensation Change	12/14/2025
CURTIS PACKER	4241 Buildings and Grounds	Compensation Change	12/14/2025
WYATT FREEZE	4256 Weed Department	Compensation Change	12/14/2025
COURTLAND RICHARDS	4256 Weed Department	Compensation Change	12/14/2025
KADEN MARSHALL	4256 Weed Department	Compensation Change	12/14/2025
MICHAEL BURNETT	4414 Road Department	Compensation Change	12/14/2025
TYLER WAGSTAFF	4414 Road Department	Compensation Change	12/14/2025
WILLOW DESPAIN	4414 Road Department	Compensation Change	12/14/2025
NIKKI COMPTON	4414 Road Department	Compensation Change	12/14/2025
ERIC BERRY	4414 Road Department	Compensation Change	12/14/2025
DARIN MCFARLAND	4414 Road Department	Compensation Change	12/14/2025
FRED DOUGLAS	4414 Road Department	Compensation Change	12/14/2025

County Commission Meeting for December 17, 2025

WESTON MCCAFFERTY	4414 Road Department	Compensation Change	12/14/2025
TYSON WATKINS	4414 Road Department	Compensation Change	12/14/2025
WYLIE JOHNSON	4414 Road Department	Compensation Change	12/14/2025
JASON FWING	4414 Road Department	Compensation Change	12/14/2025
DALE FISCHER	4414 Road Department	Compensation Change	12/14/2025
JABEZ BURT	4414 Road Department	Compensation Change	12/14/2025
DAVID GLADE	4414 Road Department	Compensation Change	12/14/2025
CHANDLER CHRISTOFFERSEN	4414 Road Department	Compensation Change	12/14/2025
CODY KIMBER	4414 Road Department	Compensation Change	12/14/2025
THOMAS HANSEN	4414 Road Department	Compensation Change	12/14/2025
EDDIE NICHOLAS	4414 Road Department	Compensation Change	12/14/2025
JASON COOK	4414 Road Department	Compensation Change	12/14/2025
BRUCE MORRIS	4414 Road Department	Compensation Change	12/14/2025
THOMAS PERKINS	4414 Road Department	Compensation Change	12/14/2025
KELLY WALKER	4414 Road Department	Compensation Change	12/14/2025
DELBERT SPACKMAN	4414 Road Department	Compensation Change	12/14/2025
DOUGLAS SPENCER	4414 Road Department	Compensation Change	12/14/2025
A. WILLIAM KIMBER	4414 Road Department	Compensation Change	12/14/2025
CHAD GATEHOUSE	4414 Road Department	Compensation Change	12/14/2025
ION HAWKES	4414 Road Department	Compensation Change	12/14/2025
JUSTIN BARFUSS	4414 Road Department	Compensation Change	12/14/2025
WFNDI KAISERMAN	4580 Bookmobile	Compensation Change	12/14/2025
BRADLEY RHODES	4580 Bookmobile	Compensation Change	12/14/2025
HEATHER NELSON	4580 Bookmobile	Compensation Change	12/14/2025
JOSHUA SHANDREW	4580 Bookmobile	Compensation Change	12/14/2025

County Commission Meeting for December 17, 2025

KELLI WESTERGARD	4580 Bookmobile	Compensation Change	12/14/2025
MARK MILLETT	Emergency Manager	Compensation Change	12/14/2025
TRAVIS UDY	Fairgrounds	Compensation Change	12/14/2025
ALAN FIRTH	Fairgrounds	Compensation Change	12/14/2025
JANALEE RHODES	Fairgrounds	Compensation Change	12/14/2025
AMY ADAMS	Fairgrounds	Compensation Change	12/14/2025
COLTER COOMBS	Fairgrounds	Compensation Change	12/14/2025
KENDAL JONES	Fairgrounds	Compensation Change	12/14/2025
LLOYD PHELPS	Fire	Compensation Change	12/14/2025
KATIE GORDON	Fire	Compensation Change	12/14/2025
ISABELLA CARR	Fire	Compensation Change	12/14/2025
SARA MEIER	Fire	Compensation Change	12/14/2025
KEVIN LLOYD	Fire	Compensation Change	12/14/2025
ASHLEY DE LEON	Fire	Compensation Change	12/14/2025
KAYDEN JORGENSEN	Fire	Compensation Change	12/14/2025
CORY OAKS	Fire	Compensation Change	12/14/2025
PRESTON YOUNGER	Fire	Compensation Change	12/14/2025
TODD RICHARDS	Fire	Compensation Change	12/14/2025
SPENCER NEWMAN	Fire	Compensation Change	12/14/2025
CHRISTOPHER RICHARDS	Fire	Compensation Change	12/14/2025
TAYLOR BRIMBERRY	Fire	Compensation Change	12/14/2025
JESSICA RICHARDS	Fire	Compensation Change	12/14/2025
KARSON RISER	Landfill	Compensation Change	12/14/2025
ALEESHA VAN TASSELL	Landfill	Compensation Change	12/14/2025
ROMAN VAN TASSELL	Landfill	Compensation Change	12/14/2025

## County Commission Meeting for December 17, 2025

GINA ALLEN	Landfill	Compensation Change	12/14/2025
TRAVIS LIMB	Landfill	Compensation Change	12/14/2025
KELLEN COOK	Landfill	Compensation Change	12/14/2025
DOUGLAS ASHTON	Landfill	Compensation Change	12/14/2025
LONDON SPARKS	Landfill	Compensation Change	12/14/2025
HEATH THOMPSON	Landfill	Compensation Change	12/14/2025
JAMES BURTON	Landfill	Compensation Change	12/14/2025
CARSON WHITLOCK	Landfill	Compensation Change	12/14/2025
JACQUELINE CLARK	Landfill	Compensation Change	12/14/2025
BYRON TUCK	Landfill	Compensation Change	12/14/2025
CARSON BALLARD	Landfill	Compensation Change	12/14/2025
JACOB JAKUES	Landfill	Compensation Change	12/14/2025
DAKOTA SCADDEN	Landfill	Compensation Change	12/14/2025
WYLLIE JOHNSON	Road Department	Cell Phone Allowance	10/11/2025
COITER COOMS	Fairgrounds	Compensation Change	11/27/2025
RENO GIBBS	Fairgrounds	Separation	12/12/2025
PAIGE STEVENSON	HR	Separation	12/12/2025
TRAVIS STANLEY	Sheriff's Office	Volunteer	12/12/2025
KELLY GIBSON	Sheriff's Office	Volunteer	12/12/2025
AMY MILLER	Elections	Separation	11/30/2025
JEREMY PUGMIRE	Elections	Separation	11/30/2025


### **CLOSED SESSION**

There was not a Closed Session.

### **ADJOURNMENT**

A motion was made by Commissioner Vincent to adjourn. Commissioner Perry seconded the motion, and the meeting adjourned at 12:40 pm.

**ADOPTED AND APPROVED** in regular session this 14th day of January 2026.

  
Boyd Bingham, Chairman

  
Lee Perry, Commissioner

  
Tyler Vincent, Commissioner

ATTEST:



  
Marla R. Young, Clerk



**COUNTY COMMISSION MEETING**  
**BEC Fairgrounds Fine Arts Bldg 320 N 1000 W, Tremonton Utah**  
**Wednesday, December 17, 2025 at 11:30 AM**

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**AGENDA**

**NOTICE:** *Public notice is hereby given that the Box Elder County Board of County Commissioners will hold an Administrative/Operational Session commencing at 11:15 A.M. and a regular Commission Meeting commencing at 11:30 A.M. on Wednesday December 17, 2025 at the Box Elder County Fairgrounds Fine Arts Bldg, 320 N 1000 W Tremonton, 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 11:30 A.M.**

- A. Invocation Given by: Commissioner Vincent
- B. Pledge of Allegiance Given by: Sheriff Kevin Potter
- C. Approve Minutes from December 3, 2025

**3. ADMINISTRATIVE REVIEW / REPORTS / FUTURE AGENDA ITEMS**

**4. FORMER AGENDA ITEMS**

**5. EMERGENCY MANAGEMENT ISSUES**

**6. ARPA/LATCF**

**7. BOX ELDER COUNTY EMPLOYEE RECOGNITION**

**8. PUBLIC INTERESTS / PRESENTATIONS / CONCERNS**

- A. 11:40 Update on Rocky Mountain Transmission Line in Box Elder County-Christopher Anderson & Aleta Brown

**9. ASSESSOR'S OFFICE**

- A. 11:50 Requesting Approval of a Waiver for Taxes, due to an Entry Error on Affected Mobile Home Parcels-Kory Wilde

**10. PUBLIC HEARING**

- A. 11:52 Public Hearing to Amend 2025 Budget-Shirlene Larsen

**11. AUDITOR'S OFFICE**

- A. 12:02 Resolution #25-24 Adopting 2025 Budget Amendment-Shirlene Larsen

**12. CLERK'S OFFICE**

- A. 12:04 Approve Class C Beer License Renewals-Tammy Gibson

- B. 12:06 Ordinance #641 to Repeal Box Elder County Campaign Finance Ordinance #563-Tammy Gibson

**13. COMMISSIONERS**

- A. 12:08 Present Commissioners with Annual PILT Payment-Blair Stringham
- B. 12:13 Semiannual Update of The Box Elder County Victims Advocate Services-Cheryl Burgan
- C. 12:23 Bear River Water Conservancy District Board Appointments- Commissioner Bingham
- D. 12:25 Nonprofit Property Tax Exemption Request for the 2025 Calendar Year- Susanne Case

**14. PUBLIC HEARING**

- A. 12:30 Public Hearing for Ordinance #640-Scott Lyons

**15. COMMUNITY DEVELOPMENT**

- A. 12:40 Ordinance #640 - Harper Ward Community Plan-Scott Lyons
- B. 12:42 Agreement #25-60 - Subdivision Improvement Agreement-Scott Lyons

**16. BUILDINGS & GROUNDS**

- A. 12:44 Bear River Canal Company 2026 Lease Pool Shares-Codey Illum

**17. FAIRGROUNDS**

- A. 12:46 Fee Waiver for the Sheep Arena at the Fairgrounds USU Aggie Classic-Wyatt Nebeker

**18. FIRE DEPARTMENT**

- A. 12:48 Lease Agreement #25-79 for Park Valley Fire Station- Kevin Lloyd

**19. TOURISM OFFICE**

- A. 12:50 2025 Box Elder County Tourism Office Report-Joan Hammer

**20. 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.

**21. WARRANT REGISTER**

**22. PERSONNEL ACTIONS / VOLUNTEER ACTION FORMS / CELL PHONE ALLOWANCE**

**23. CLOSED SESSION**

**24. ADJOURNMENT**

Prepared and posted this 12th day of December, 2025. Mailed to the Box Elder News Journal and the Leader on the 12th of December, 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 11:30 a.m.

A handwritten signature in black ink, reading "Marla R. Young". The signature is fluid and cursive, with the first name "Marla" being more prominent and the last name "Young" written in a similar style.

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.



# PUBLIC HEARING

EVENT : 2025 Budget Amendment

DATE : December 17, 2025

NO	NAME
1	Olivia Ellenbecker
2	Andi Ford
3	Joanie Hammer
4	Carl Millegan
5	Wyatt Nebeker
6	Scott Lyons
7	Destin Christiansen
8	Spirlene Larsen
9	Cagley Juhn
10	John Vanwert
11	Gary Beal
12	Garrett Beal
13	Dulana Hardy
14	Kevin Lott
15	Kerrin Potter
16	Lynnette Crockett
17	Dennis Peterson
18	Sharon Milne
19	Josh Capell
20	Darin McFarland
21	B. S. /
22	Chance Baxter
23	
24	
25	

**RESOLUTION NO. 25-24**

**A RESOLUTION AMENDING A BUDGET FOR BOX ELDER COUNTY  
FOR FISCAL YEAR 2025 (JANUARY 1, 2025 - DECEMBER 31, 2025).**

**WHEREAS**, Box Elder County Commission previously adopted a budget for Fiscal Year 2025

**WHEREAS**, a public hearing was scheduled and notice thereof published as a Class A notification, at least seven (7) days prior to the time of said hearing, describing the proposed budget amendment and providing the time and place for such public hearing; and

**WHEREAS**, a public hearing was duly held at the time and place provided in said notice; and

**WHEREAS**, since the adoption of the budget for Fiscal Year 2025, amendments to the budget have been made and the budget is hereby amended as set forth on Attachment "A" attached hereto and shall be declared the final amended budget for Fiscal Year 2025; and

**WHEREAS**, a public meeting was duly held by the Box Elder County Commission to consider adoption of the amended budget as the proposed final budget for Fiscal Year 2025; and

**WHEREAS**, the County Commission received all competent evidence offered in support of and opposed to said proposed budget amendment and it appearing that the proposed budget is in accordance with the provisions of Section 17-63-401 et seq., Utah Code Annotated and it also appearing that the adoption of said amended budget for Fiscal Year 2025 will promote the health, safety and the general welfare of the community; and

**WHEREAS**, all of said proceedings were duly and regularly conducted;

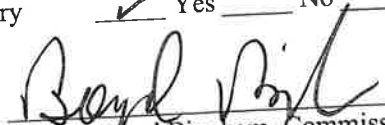
**NOW, THEREFORE**, be it hereby resolved by the Board of Commissioners of Box Elder County, Utah, that the Box Elder County Commission adopts the amendments as identified in Attachment A.

This resolution shall take effect on December 17th, 2025.

PASSED AND ADOPTED by the Box Elder County Commission on this 18th day of December 2024.


**VOTE:**

Boyd Bingham	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Tyler Vincent	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Lee Perry	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent

  
Boyd Bingham, Commission Chair

Attest:



  
Marla Young, County Clerk  
Tammy Gibson

# EXHIBIT A

## BOX ELDER COUNTY

Budget Amendment - Dec 2025

12/17/2025

GL Account	Account Title	Account Type	Current Budget	Adjustment	New Budget	Explanation
<b>General Fund</b>						
10-4134-25200	Prof & Tech-Unemployment Insurance	Expense	8,500.00	31,500.00	40,000.00	More turnover with people qualifying for unemployment
10-4135-11900	Overtime	Expense	1,000.00	19,000.00	20,000.00	Data Breach
10-4141-11900	Overtime	Expense	2,500.00	5,000.00	7,500.00	External Auditor Prep we need a higher overtime for prep
10-4145-11900	Overtime	Expense	-	2,000.00	2,000.00	Fair Overtime - Risk Manager
10-4150-25000	Professional & Technical	Expense	45,000.00	15,000.00	60,000.00	Contrated Vendors - Increase Card Pmt Usage
10-4150-25301	Prof & Tech-Public Defender Resources	Expense	4,500.00	7,500.00	12,000.00	Increase in Milleage and Investigator costs
10-4150-25330	Prof & Tech-Legal Settlement	Expense	-	250,000.00	250,000.00	Unanticipated Legal Settlement Liability Coverage through UCIP
10-4150-25340	Prof & Tech-Cyber Security Incident	Expense	-	150,000.00	150,000.00	Unanticipated Data Breach- Covered through UCIP
10-4150-29000	Misc Grant Expenditures	Expense	-	75,900.00	75,900.00	Passthrough Grant for Box Elder County Chamber Building
10-4150-55060	State-Assessing & Collecting	Expense	-	145,000.00	145,000.00	Recognize pass through of tax collection passthrough to the state
10-4155-26010	Vehicle & Equip Maintenance	Expense	1,000.00	1,500.00	2,500.00	Increase of Costs - Purchase of Tires for Fleet Tahoe
10-4212-11900	Overtime	Expense	19,600.00	25,600.00	45,200.00	Majority of overage due to Element 11, Fair, and SWAT school with 24 hr attendance
10-4212-25000	Professional & Technical	Expense	22,400.00	11,600.00	34,000.00	Seargant Position on Strike Force with Brigham City
10-4215-25000	Professional & Technical	Expense	705,000.00	10,000.00	715,000.00	Increase in Passthrough to State for 911 Services
104215-271000	Telecommunications - Dispatch	Expense	560,000.00	30,000.00	590,000.00	Increase in Passthrough from State for 911 Services
10-4610-24735	Supplies & Mat - Turkey Show	Expense	-	20,000.00	20,000.00	for awhile after COVID and didn't get added back
10-4610-29000	Mis Grant Expenditures	Expense	-	1,645.00	1,645.00	Missing a budget. Received a small grant.

10-4999-88800	Transfer to Capital Projects	Expense	883,800.00	390,274.00	1,274,074.00	Emergency Elevator Replacement & Verkada Payment for Doors and Cameras
10-3110-30310	PILT -FED/Pynt in Lieu	Revenue	(3,900,000.00)	(269,000.00)	(4,169,000.00)	Higher than Anticipated Payment
10-3600-36140	Overtime Reimbursements	Revenue	(10,000.00)	(17,800.00)	(27,800.00)	Addl Reimb from Element 11
10-3600-36400	911 Service Charge	Revenue	(560,000.00)	(30,000.00)	(590,000.00)	Increase in Passthrough to State for 911 Services
10-3610-36270	Misc Grant Revenue	Revenue	(50,000.00)	(75,900.00)	(125,900.00)	Pass through Grant for Box Elder County Chamber Building
10-3610-36200	CJC Grant	Revenue	(150,000.00)	(127,000.00)	(277,000.00)	Increase in Grant through State Funding
10-3610-36470	State Grants -ARPA	Revenue	(2,000,000.00)	(440,000.00)	(2,440,000.00)	Increase in Revenue Paid Out on Broadband Grant - Some expenditures in 2024
10-3930-39310	Misc Costs/Insurance Reimb/Refund	Revenue	(40,000.00)	(230,000.00)	(270,000.00)	Data Breach Coverage, Liability Coverage UCIP Reimb.
10-3990-99900	Appropriated Fund Balance	Revenue	(2,775,043.00)	(1,819.00)	(2,776,862.00)	Change in appropriated Fund Balance used for amendment

### Municipal Service Fund

21-4212-11900	Overtime	Expense	15,400.00	5,000.00	20,400.00	Majority of overage due to Element 11, Fair, and SWAT school with 24 hr attendance
21-4999-88800	Transfer to Capital Projects	Expense	2,585,876.00	295,000.00	2,880,876.00	Dump Truck Approved in Prior Year. Missed Budget Addition
21-3500-35100	Building Permits	Revenue	(665,000.00)	(300,000.00)	(965,000.00)	Increase in Building Inspections for Additional Towns Contracted

### Tourism Fund

28-4620-22000	Office Supplies	Expense	1,000.00	16,000.00	17,000.00	Premium supplies get charged to this account
28-4620-25000	Professional & Technical	Expense	-	25,000.00	25,000.00	There no budget and restroom rentals and horse pull and other contracted amounts
28-4620-24510	Supplies & Materials - Retail	Expense	-	10,000.00	10,000.00	100 Year Anniversary Sales merchandise
28-4620-25960	Contract Services-Rodeo	Expense	350,000.00	130,000.00	480,000.00	Drone Show added and additional for 100 Anniversary - Offsetting revenues

28-4620-25990	Fair Meal Coupons	Expense	18,000.00	Missed in original budget	18,000.00
28-3700-37220	Fair Revenue-Advertisement	Revenue	(125,000.00)	Drone Show added and additional for 150 Anniversary - Offsetting revenues	(205,000.00)
28-3700-37255	Fair Revenue-Retail Sales	Revenue	(73,000.00)	150 Anniversary Sales	(73,000.00)
28-3900-39110	Fair Donations-Business/Corp	Revenue	(1,700.00)	Drone Show added and additional for 150 Anniversary - Offsetting revenues	(32,500.00)
28-3900-39120	Fair Donations-Individuals	Revenue	(500.00)	Drone Show added and additional for 150 Anniversary - Offsetting revenues	(26,000.00)
28-3990-99900	Appropriated Fund Balance	Revenue	(497,734.00)	Change in appropriated Fund Balance used for amendment	(487,434.00)
<b>Capital Projects Fund</b>					
40-4951-70000	Capital Outlay-General Unrestricted	Expense	619,000.00	in capital budget for Verkada Cameras/Doors.	838,074.00
40-4951-70000	Capital Outlay-General Unrestricted	Expense	838,074.00	Elevator was starting to Fail. Emergency Project Added	935,074.00
40-4951-70010	Capital Outlay-Roads	Expense	2,255,000.00	Dump Truck Approved in Prior Year. Missed Budget Addition	2,550,000.00
40-4951-70030	Capital Outlay-Sheriff	Expense	533,800.00	Finish of Fence Project Prior Year-Cameras and Intercom system for fence	608,000.00
40-3999-88900	Transfer from General Fund	Revenue	(350,000.00)	General Fund Expenditures Adjustment for Verkada and Elevator	(666,074.00)
40-3999-88920	Transfer from Road Allotment	Revenue	(2,255,000.00)	Dump Truck Approved in Prior Year. Missed Budget Addition	(2,550,000.00)
40-3999-88930	Transfer from Public Safety Tax	Revenue	(533,800.00)	Finish of Fence Project Prior Year-Cameras and Intercom system for fence	(608,000.00)

1,819.00	Increase in general fund expenditures over revenues
(10,300.00)	Decrease in tourism fund expenditures over revenues
<b>(8,481.00)</b>	<b>TOTAL Decrease in Appropriated Fund Balance Usage</b>

# PUBLIC HEARING

EVENT : Ordinance #640 Harper Ward Community plan DATE : December 17, 2025

NO

NAME

1

Olivia Ellenbecker

2

Andi Ford

3

Ignie Hamner

4

Carl Millegan

5

Wyatt Nebeker

6

Scott Lyons

7

Destin Christensen

8

Shirlene Larsen

9

Shawn Milne

10

Dennis Patterson

11

Lynnette Crockett

12

Terra Gifford

13

BS

14

Chance Baxter

15

Kevin Lloyd

16

Kevin Pratt

17

Cherie Bennett

18

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## **ORDINANCE 641**

### **AN ORDINANCE OF BOX ELDER COUNTY REPEALING ORDINANCE 563 RELATING TO ELECTION FINANCIAL DISCLOSURES**

**WHEREAS**, Box Elder County is a political subdivision of the State of Utah and is authorized under Utah Code Annotated Title 17 to enact and repeal ordinances for matters within the County's authority; and

**WHEREAS**, the Box Elder County Commission previously adopted an ordinance requiring additional or supplemental financial disclosures associated with certain political party key election meetings, beyond those expressly set forth in state law; and

**WHEREAS**, at the time of adoption, state law did not expressly include all relevant dates related to said political party key meetings, necessitating local clarification to ensure compliance and transparency; and

**WHEREAS**, the Utah State Legislature has since amended and updated the Utah Election Code to expressly include the additional dates related to political party key meetings, and to prescribe uniform, statewide financial disclosure requirements applicable to such meetings; and

**WHEREAS**, the County Commission finds that the continued existence of the County's ordinance imposing additional financial disclosure requirements is now redundant, unnecessary, and potentially confusing, given the Legislature's amendments to state law; and

**WHEREAS**, repealing the ordinance will promote consistency with state law, reduce administrative burden, and avoid duplicative regulation.

**NOW, THEREFORE**, BE IT ORDAINED BY THE BOX ELDER COUNTY BOARD OF COMMISSIONERS:

**Section 1. Repeal.** That Ordinance 563, entitled "Campaign Financial Disclosures" together with all sections, subsections, and provisions thereof, is hereby repealed in its entirety.

**Section 2. Effect of Repeal.** Upon the effective date of this ordinance, all election financial disclosure requirements applicable to candidates for office with Box Elder County shall be governed exclusively by applicable provisions of the Utah Code Annotated, Title 20A, "Election Code," as amended, and any rules lawfully adopted thereunder.

**Section 3. Severability.** If any provision of this ordinance, or its application to any person or circumstance, is held invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining provisions.

**Section 4. Effective Date.** This ordinance shall take effect upon adoption and publication as provided by law.


**PASSED, ADOPTED AND A SYNOPSIS ORDERED PUBLISHED** this 17th day of December 2025, by the Board of County Commissioners in Box Elder County, Utah.

Lee Perry Voting Aye  
Boyd Bingham Voting Aye  
Tyler Vincent Voting Aye

  
Boyd Bingham, Commission Chair

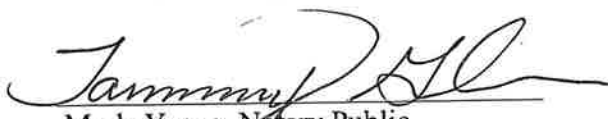
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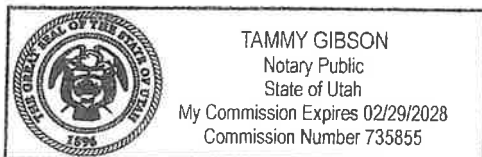


  
Marla Young, Box Elder County Clerk  
Tammy Gibson Deputy

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

On this 17th day of December, 2025, personally appeared before me, the Undersigned notary public, Boyd Bingham, whose identity is 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.

  
Marla Young, Notary Public  
Tammy Gibson





## **ORDINANCE NO. 640**

### **AN ORDINANCE OF BOX ELDER COUNTY AMENDING THE GENERAL PLAN BY ADDING THE HARPER WARD COMMUNITY PLAN.**

**WHEREAS**, residents of the unincorporated area of Harper Ward sought improved guidance regarding future development in their area; and

**WHEREAS**, upon recommendation of the Box Elder County Planning Commission, a resident steering committee was formed to develop a proposed community plan, which was subsequently presented to the Planning Commission for recommendation; and

**WHEREAS**, the Box Elder County Planning Commission scheduled a public hearing on the proposal to amend the Box Elder General Plan and provided a Class A 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 November 20, 2025, to allow the general public to comment on this proposed General Plan amendment; and

**WHEREAS**, after providing for public comment from the general public, the Box Elder County Planning Commission has found and determined that this amendment will reasonably promote the public interest, conserve the values of other properties, avoid incompatible development, encourage appropriate use and development, and promote the general welfare; and

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

**WHEREAS**, the Box Elder County Commission scheduled a public hearing on the Planning Commission's recommendation to amend the General Plan and provided a Class A 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 Commission, after appropriate notice, held a public meeting on December 17, 2025 to allow the general public to comment on this proposed General Plan amendment; and

**WHEREAS**, after reviewing and discussing, the Board of County Commissioners of Box Elder County, Utah finds that the amendment to the General Plan as set forth in Exhibit A will reasonably promote the public interest, conserve the values of other properties, avoid incompatible development, encourage appropriate use and development, and promote the general welfare;

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

**SECTION 1: General Plan Amendment.** The General Plan of Box Elder County is hereby amended to add the Harper Ward Community Plan to read in its entirety as set forth in Exhibit A:

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

**PASSED, ADOPTED AND A SYNOPSIS ORDERED PUBLISHED** this 17<sup>th</sup> day of December, 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 Bingham  
Box Elder County Commission - Chair

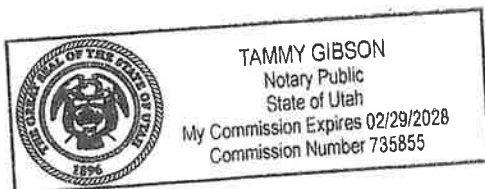
Attest:

Tammy Gibson  
Marta Young Tammy Gibson  
Box Elder County Clerk  
Deputy

State of Utah           )  
                                  )  
                                  )  
County of Box Elder    )

On this 17<sup>th</sup> day of December, 2025, personally appeared before me, the undersigned notary public, Chairman Boyd 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: 2-29-2028



Tammy Gibson  
Notary Public

## EXHIBIT A

# **HARPER WARD**

## Community Plan

December 17, 2025

**COUNTY COMMISSIONERS**

*Boyd Bingham, Chair*

*Lee Perry*

*Tyler Vincent*

**HARPER WARD STEERING COMMITTEE**

*Luann Adams*

*Chance Baxter (BRWCD)*

*Shawn Bingham*

*Braquel Brinkerhoff*

*David Griffith*

*Ryan Jones*

*Paul Munns*

*Reid Young*

**COMMUNITY DEVELOPMENT**

*Scott Lyons*

*Marcus Wager*

*Destin Christiansen*

**PLANNING COMMISSION**

*Mellonee Wilding, Chair*

*Jed Pugsley, Vice Chair*

*Brandon East, Member*

*Jared Holmgren, Member*

*Jennifer Jacobsen, Member*

*Lonnie Jensen, Member*

*Bonnie Robinson, Member*

*Brian Bowen, Alternate*

## **1. Introduction**

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1.2 Harper Ward Description.....	page 4
1.3 Process.....	page 4
Figure 1.1: Harper Ward Map.....	page 5

## **2. Harper Ward Values**

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2.2 Rural Character and Lifestyle.....	page 6
2.3 Natural Areas and Wildlife.....	page 6

## **3. Vision**

3.1 Heritage, Character, and Lifestyle.....	page 7
3.2 Land Use.....	page 7
3.3 Governance.....	page 8
3.4 Infrastructure and Transportation.....	page 8
3.5 Natural Resource Protection.....	page 10
3.6 Growth.....	page 10

## **4. Appendices**

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# 1. INTRODUCTION

## 1.1 Purpose and Goals

This is a community plan for the unincorporated area of Box Elder County, Utah known as Harper Ward.

The plan provides important input to Box Elder County decision makers about the vision for the future of Harper Ward.

## 1.2 Harper Ward Description

Harper Ward is a rural and agricultural area bounded by Brigham City on the south, Honeyville City on the north, Interstate 15 on the west, and the Box Elder County line on the east.

A map (see *Figure 1.1*) is included below, which includes current zoning designations. Most Harper Ward residences are located along picturesque Highway 38.

This primary residential area is

bounded on the west by wetlands known as the Black Slough and on the east by the foothills of the Wellsville Mountains. These areas are prime wildlife habitats.

## 1.3 Process

The creation of a community plan was suggested by the Box Elder County Planning Commission in early 2025 to make Harper Ward residents' vision known to Box Elder County decision makers (i.e. the county commission and county planning commission).

A steering committee of residents was formed and met first on May 6, 2025. A survey was then sent to all Harper Ward residences (164 mailed) with the survey closing June 30, 2025. 79 responses were received. The survey formed the basis for this community plan. Survey results are included as Appendix A.



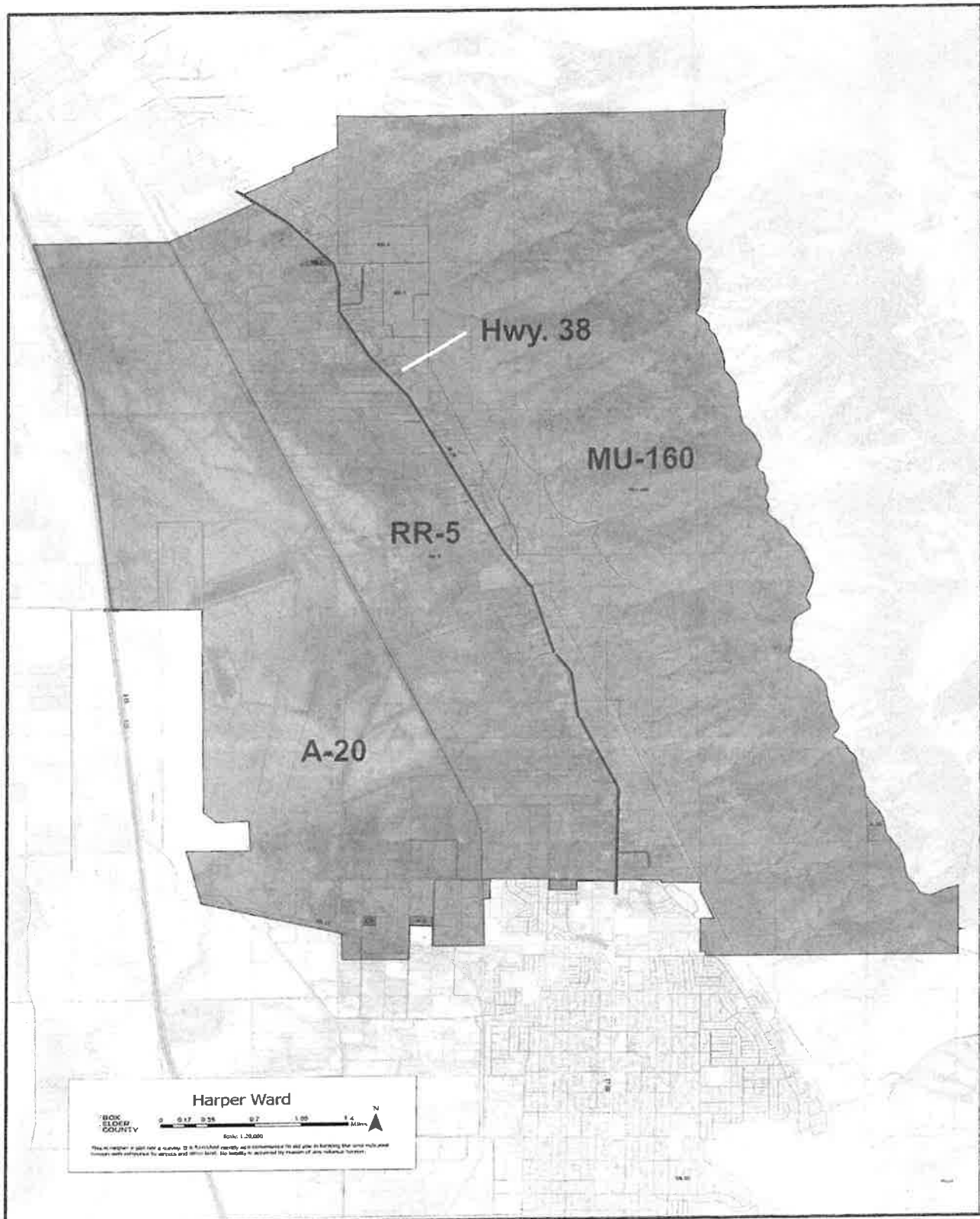


Figure 1.1 Harper Ward Map



## 2. HARPER WARD VALUES

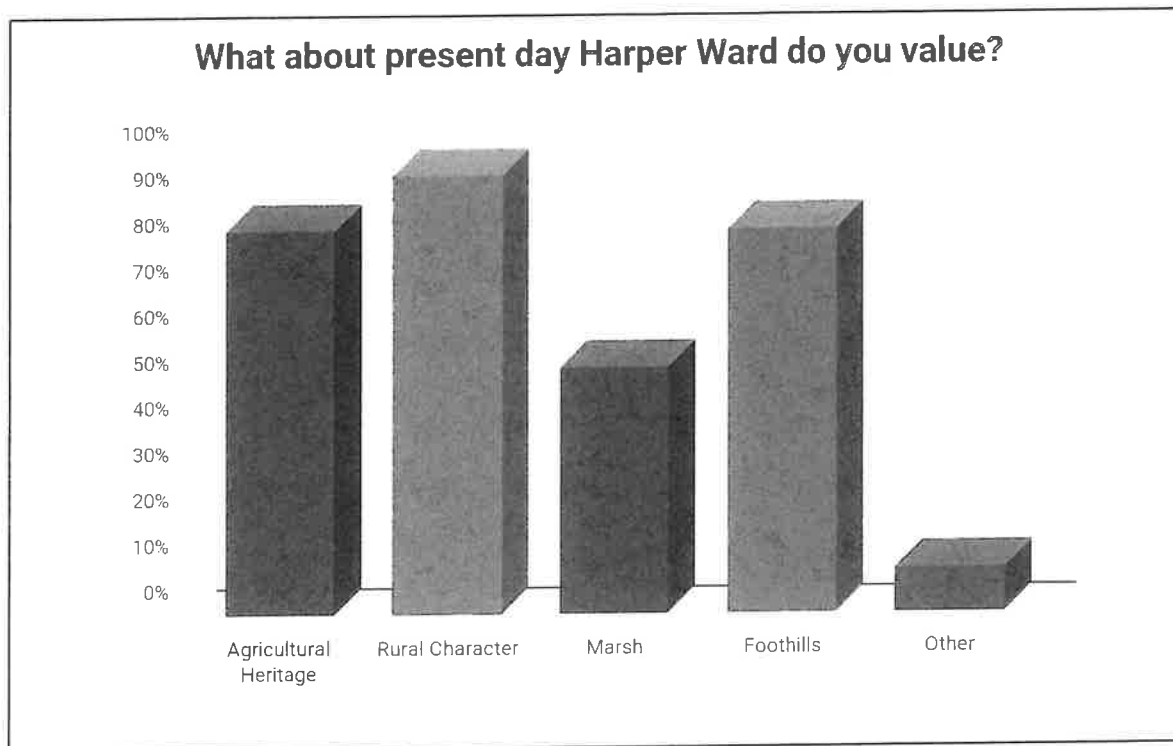


Figure 2.1 Survey results of Harper Ward values

### 2.1 Agricultural Heritage

Harper Ward began to be settled in 1852 when agriculture was established in the area.

Harper Ward residents cherish the area's rich agricultural history and continue to practice large and small scale farming.

### 2.2 Rural Character and Lifestyle

Longtime Harper Ward residents remain in Harper Ward because they choose to live in a rural setting. Newer residents moved to Harper Ward to

escape the urban environment and to enjoy a country lifestyle.

### 2.3 Natural Areas and Wildlife

The marsh and foothills in the Harper Ward area provide habitat for a multitude of wildlife including deer, waterfowl, turkey, cranes, quail, chukar, pheasants, song birds, bobcat, mountain lions, coyotes, foxes, elk, and moose. The community currently enjoys wildlife in the area through hunting and observation. Incorporation into a municipality would limit this via ordinance and destruction of habitat due to growth.

## 3. VISION

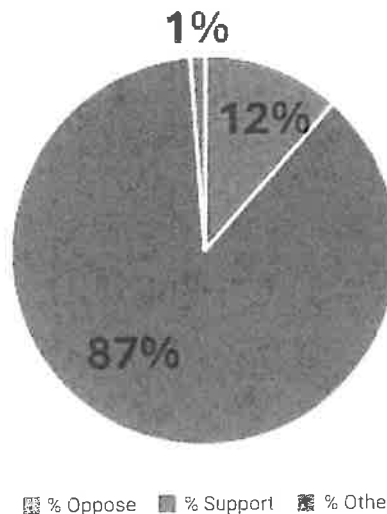
### 3.1 Heritage, Character, and Lifestyle

Harper Ward wishes to retain its agricultural heritage, rural character, and rural lifestyle. They wish to retain the current neighborly community bonds and desire to continue to farm and raise large and small animals.

They want to remain subject to county ordinances, not city codes (see Figure 3.3). They value local decision-making and do not wish to become part of any city. They want to continue to enjoy outdoor activities on their lands, in the marsh and on the foothills. They hope to maintain wide open spaces while enjoying the area's wildlife. They wish to continue to enjoy the peace, quiet, and open spaces of a rural community.



**Do you Support or Oppose retaining current zoning?**



*Figure 3.1 Results of survey to existing zoning*

### 3.2 Land Use

Harper Ward residents responded with overwhelming support (87%..see Figure 3.1) for continuation of current zoning:

- RR-5 (Rural Residential, 5-acre minimum) in residential areas.
- MU-160 (Multiple Use, 160-acre minimum) and A-20 (Agriculture, 20 acre minimum) in the non-residential areas.

There is strong support for large scale farming and ranching to retain our agricultural heritage. This includes livestock production and the keeping of large and small animals.

### 3. VISION (cont...)

Harper Ward has made broad use of the state's Agricultural Protection Area Program and has gained that designation for much of the Harper Ward area. 90% of survey respondents support the long-term preservation of agricultural land (see Figure 3.2).

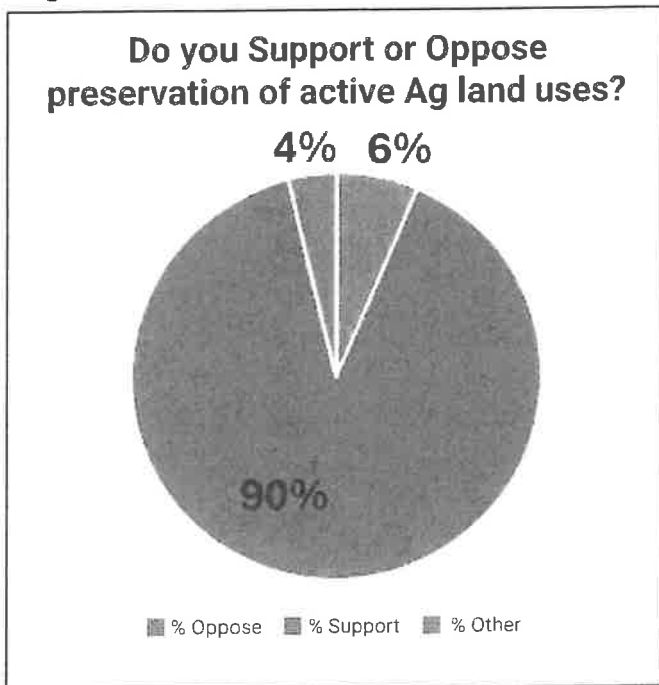


Figure 3.2 Survey results to Ag land uses

### 3.3 Governance

91% of residents oppose becoming part of any municipality. 87% of respondents oppose any island annexations by neighboring municipalities. 95% wish to remain subject to the governance of county ordinances, consistent with the current rural lifestyles – crop production, large animals, grazing, rangeland, hunting, farm outbuildings, etc (see Figure 3.3).

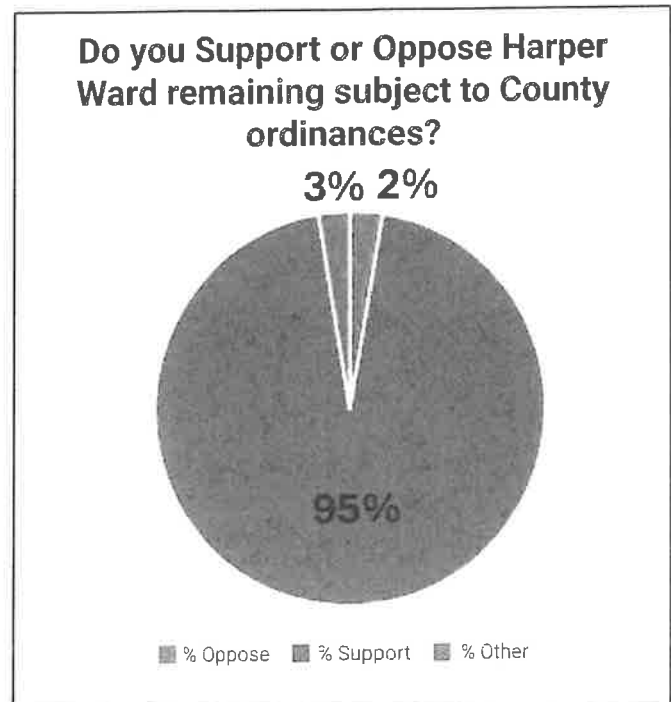


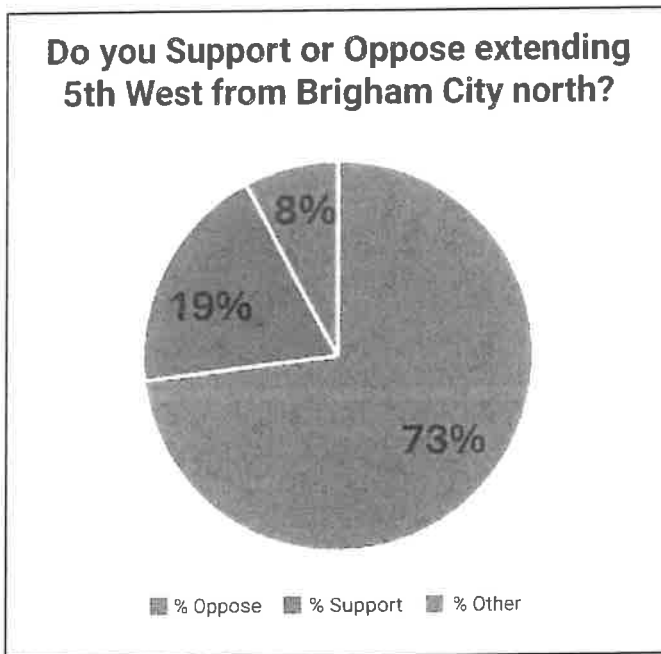
Figure 3.3 Survey results to County ordinances

### 3.4 Infrastructure & Transportation

Harper Ward's supply of culinary water comes from the Bear River Water Conservancy District (BRWCD). Irrigation water comes from the Bear River Canal Company and the North String Irrigation Company. Harper Ward understands that if the BRWCD has culinary water in excess of what Harper Ward eventually needs, that excess may be allocated to other areas. In addition, many residents have private wells. Several survey responses stressed the importance of a reliable water supply.

### 3. VISION (cont...)

Brigham City has shown a map proposing a future extension of 500 West from 1500 North to 4000 North. One possible route for this project is to follow the old UIC "Bamberger" rail bed. 73% of survey respondents oppose this extension (see *Figure 3.4*). This extension would disturb the Black Slough wetlands, inhibit hunting, and block the free movement of grazing animals.



*Figure 3.4 Survey results to 5th West extension*

Splitting the grazing lands on either side of the old rail bed would create a major problem for the area's cattle operations.

Harper Ward is quite concerned about the safety of Highway 38. This applies

to auto, pedestrian, and bike traffic. Many suggested a speed limit reduction and have great anxiety about speeding well over the speed limit. Also, people commented that they favored the addition of a bike lane, or shoulders on either side of the highway to provide space for pedestrian and bike traffic.

People want to have a safe space for walking and biking along Highway 38, both for transportation means, and exercise. 85% of respondents opposed adding more driving lanes to Highway 38.

Brigham City has also raised the possibility of adding a new I-15 access at 4000 North. 79% of respondents oppose this addition.

There has been some talk about extending the Bonneville Shoreline Trail (BST) through Harper Ward. 62% of respondents oppose this idea (see *Figure 3.5*).



### 3. VISION (cont...)

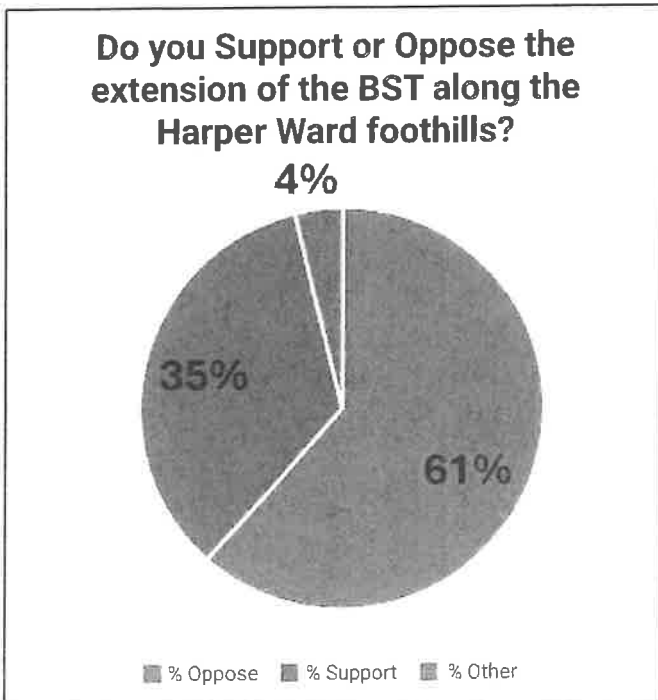


Figure 3.5 Survey results to BST extension

#### 3.5 Natural Resource Protection

Open comment sections of the survey indicate strong support for preserving Harper Ward’s natural environment – wetlands, wildlife, and water sources. Residents express strong attachment to the ecological integrity of the area and concern over environmental impacts from development.

#### 3.6 Growth

Harper Ward wants to remain a rural and agricultural community. Residents are concerned about growth, especially high-density subdivisions and housing that would destroy the rural character.



While acknowledging the inevitability of some growth, residents encourage slow, thoughtful, well-planned, controlled growth while retaining current five-acre minimum lot sizes. Residents wish to retain local decision-making. They also emphasize the importance of considering culinary and irrigation water supply as part of any growth planning.

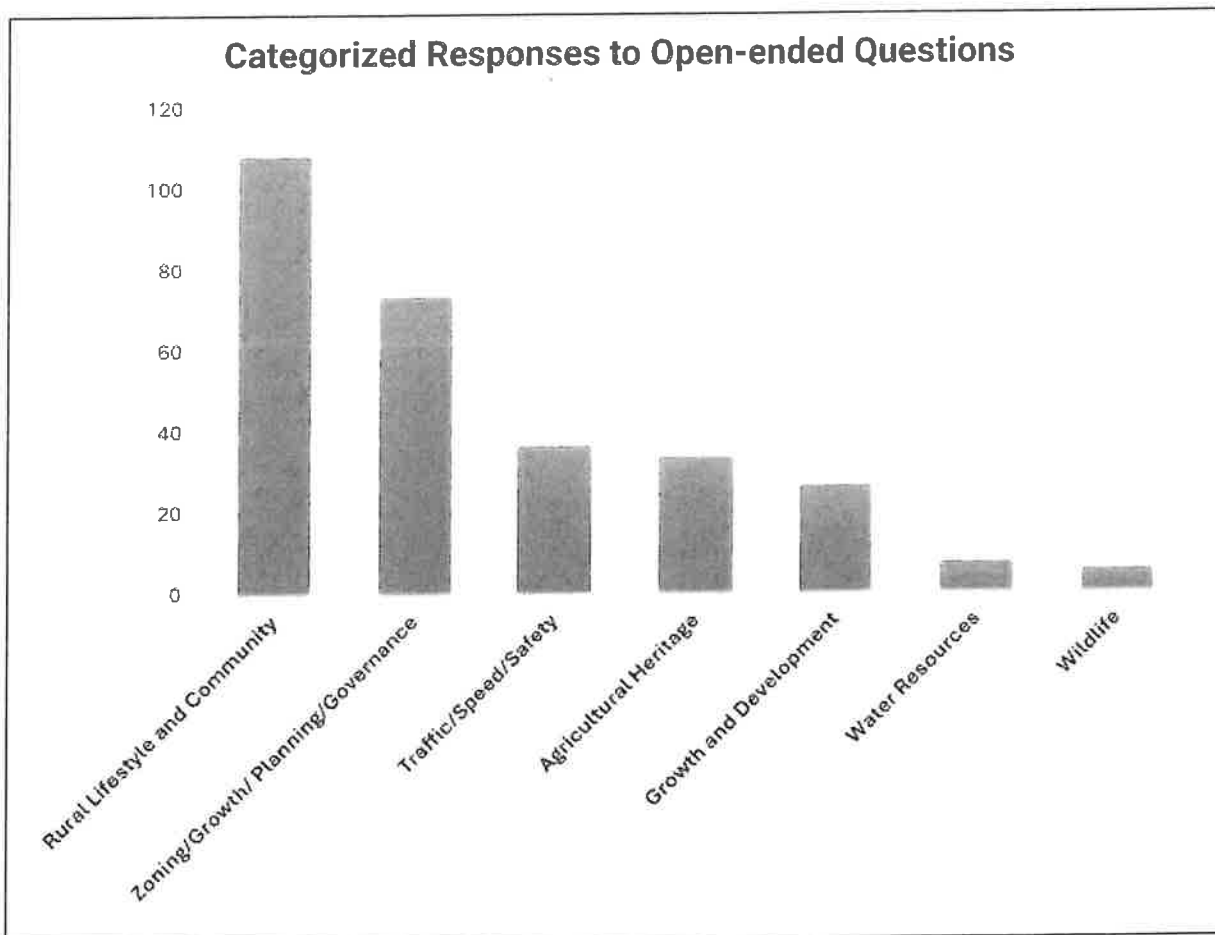


## APPENDIX A

**Appendix A** contains charts, graphs, and other visual aides gathered and summarized from the results of the Harper Ward survey (Appendix B). These charts, though the information was referenced, was not used in the main body of the community plan but included in Appendix A for review.

The chart below shows the most common topics in reply to the survey's open-ended questions.

1. What is the one thing you would like to see changed in the community over the next 10-20 years?
2. What is the one thing you hope never changes about the community?
3. Is there anything else you feel the steering committee should consider in creating this Community Plan?



*Figure A-1 Survey responses to open-ended questions*

**What is the one thing you would like to see changed in the community over the next 10-20 years?**



## APPENDIX A (cont...)

**Is there anything else you feel the steering committee should consider in creating this Community Plan?**



**Do you Support or Oppose annexation into a municipality?**

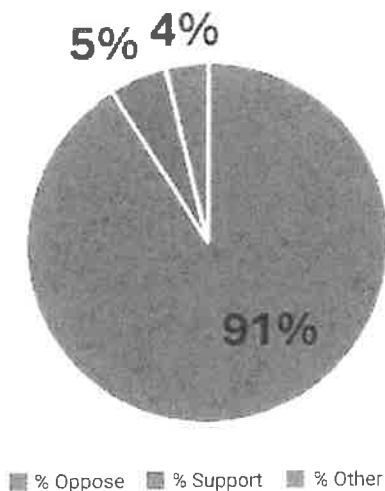


Figure A-2 Survey response to annexation

**Do you Support or Oppose changing zoning to ½ acre minimum?**

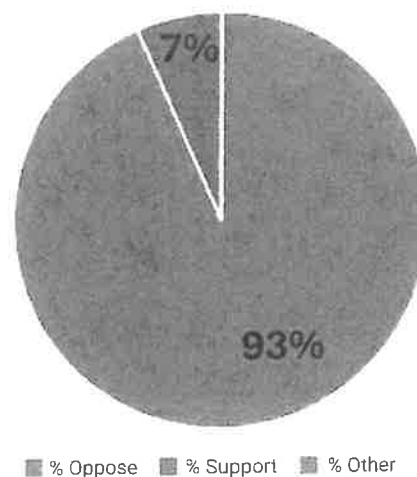


Figure A-3 Survey response to ½ acre zoning



## APPENDIX A (cont...)

**Do you Support or Oppose changing zoning to 1 acre minimum?**

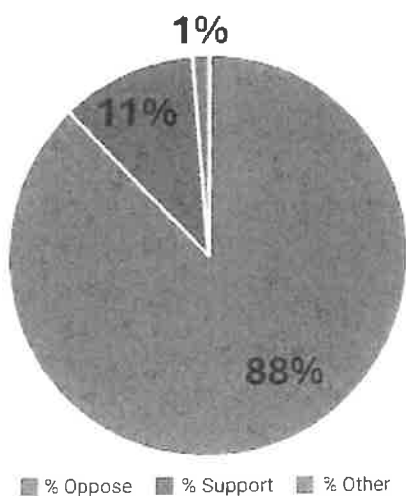


Figure A-4 Survey response to 1 acre zoning

**Do you Support or Oppose "island annexations" of property?**

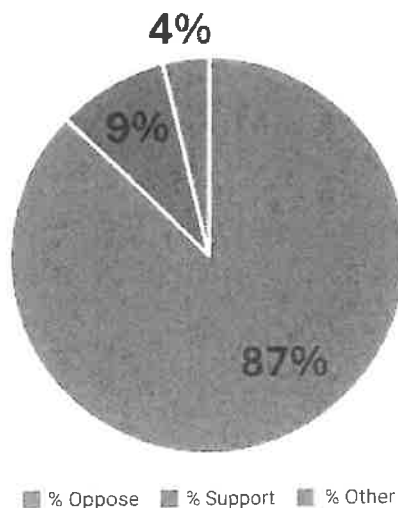


Figure A-5 Survey response to "island annexations"

**Do you Support or Oppose a new I-15 access from Hwy 38 at 4000 North?**

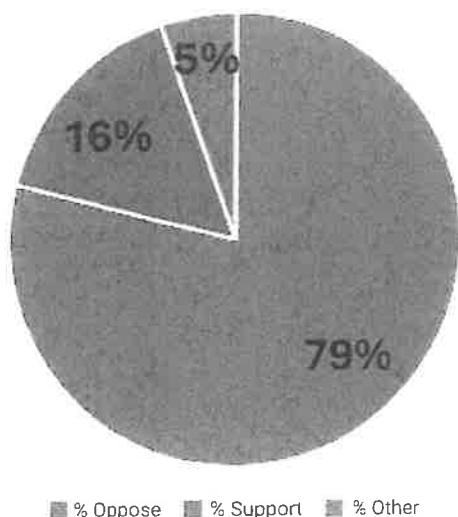


Figure A-6 Survey response to new I-15 access

**Do you Support or Oppose widening (adding lanes) to Hwy 38?**

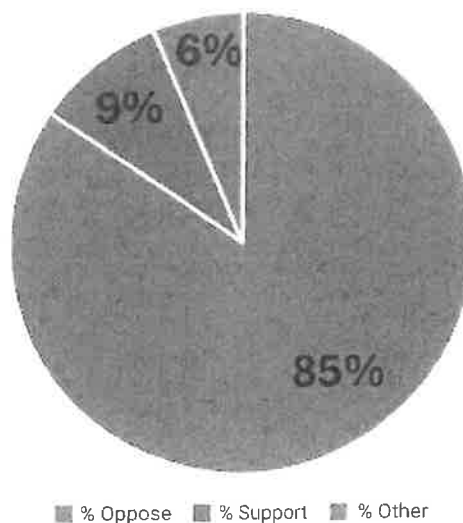


Figure A-7 Survey response to Hwy 38 widening

## APPENDIX B

Harper Ward Community Plan Steering Committee

Harper Ward Survey, June 3, 2025

The Harper Ward Community Plan provides important input to Box Elder County decision makers. The Steering Committee requests your input to be used in creating this document which shares our vision for Harper Ward's future.

**What about present day Harper Ward do you value (check all that apply):**

- ☐ Agricultural heritage
- ☐ Rural character and rural lifestyle
- ☐ The marsh west of Highway 38 known as Black Slough
- ☐ The mountain foothills east of Highway 38
- ☐ other \_\_\_\_\_
- ☐ other \_\_\_\_\_
- ☐ other \_\_\_\_\_

**Do you support or oppose the following (mark as applicable):**

- |    | Support                  | Oppose                   |  |
|----|--------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | Annexation into a municipality   |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | Zoning:  |
|    | <input type="checkbox"/> | <input type="checkbox"/> | Retain current zoning (5 acre minimum in residential, 160 acres on the foothills, 20 acre minimum west of the U.P. railroad tracks), (see map), OR |
|    | <input type="checkbox"/> | <input type="checkbox"/> | Change residential zoning to 1 acre minimum, OR  |
|    | <input type="checkbox"/> | <input type="checkbox"/> | Change residential zoning to 0.5 acre minimum  |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | To remain subject to county ordinances, not city ordinances  |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | Extending 5 <sup>th</sup> West from Brigham City limit to the north, along the "Bamberger" rail bed (see map)                                      |

## **APPENDIX B (cont...)**

5. ☐ ☐ "Island Annexations" of property into a municipality
6. ☐ ☐ A new I-15 access from Highway 38 at 4000 N
7. ☐ ☐ Widening (adding lanes) to Highway 38
8. ☐ ☐ The extension of the Bonneville Shoreline Trail along the Harper Ward foothills (see map)
9. ☐ ☐ The long term preservation of active agricultural land uses
10. ☐ ☐ other \_\_\_\_\_

### **Your vision for the future of Harper Ward:**

1. What is the one thing you would like to see changed in the community over the next 10-20 years?  
\_\_\_\_\_
2. What is the one thing you hope never changes about the community?  
\_\_\_\_\_

**Is there anything else you feel the steering committee should consider in creating this Community Plan?**

---

---

### **Stay involved:**

Please provide your name and email address if you would like to stay involved and/or informed about future planning discussions or workshops.

## APPENDIX C

### Harper Ward Community Plan

May 6th, 2025

Committee Members present: Luann Adams [X], Chance Baxter [X], Shawn Bingham [X], Braquel Brinkerhoff [X], David Griffith [X], Ryan Jones [X], Paul Munns [X], Reid Young [X]

County Staff present: Destin Christiansen [X], Scott Lyons [X], Marcus Wager [ ]

1. Introduction(s) (2 min.)
2. Role of Steering Committee (5 min.)
  - a. Serve as a bridge between the County, stakeholders, and the community, ensuring the process is transparent, inclusive, and aligned with local needs.
  - b. Remain neutral and open minded when reviewing public input.
  - c. Work collaboratively with the planning team.
  - d. Stay engaged beyond adoption to support implementation efforts.
3. Scope area/vicinity map (10 min.)

Decided I-15 to Cache County Brigham to Honeyville

  - a. North - 5100 N?
  - b. South - 1500 N?
  - c. East - Foothills?
  - d. West - Freeway/UIC Corridor? Discussion regarding UIC corridor. It is further east than UP corridor. Makes more sense for either I-15 or UP corridor to be the west boundary. Further discussion regarding the boundary as well as Brigham City and annexation policy
4. Existing conditions (15 min.)
  - a. Zoning/Land Use
    - Currently zoned RR-5 (UP to East side of SR38), A-20 (Freeway to UP), and MU-160 (East foothills/mountains) Discussion regarding APAs zoning, community plan. Reid - Bolster existing zoning. make it as difficult as possible to change existing zoning
    - Primarily agriculture and wetlands
  - b. Infrastructure
    - Transportation
      - SR38 - 3800 cars daily
    - Utilities Some discussion regarding Brigham's purchase of land for power substation as well as power corridor, eminent domain, etc.
      - BRWCD
      - RMP
      - Enbridge
      - Septic

Minutes - May 6, 2025

## **APPENDIX C (cont...)**

- c. Environmental Considerations: Floodplain, wetlands, hillsides, canal(s), etc.  
Seismic
  - d. Policy: Portions of the land use code, annexation, etc.
5. Purpose of the plan (5 min.) #5, 6, 7, 8 assigned as homework
- a. ...growth, infill development over 30 years (?) with review every 5 years?
  - b. ...designate areas for residential, commercial, and public uses (trails, etc.)?
  - c. ...designate areas to remain undeveloped open space?
6. Values/Guiding Principles (15 min.)
- a. Land Use and Community Planning (zoning, code, etc.)
  - b. Mobility
  - c. Public facilities, services and safety (water, etc.)
  - d. Recreation
  - e. Conservation/Environmental
  - f. Historic Preservation
  - g. Others?
7. Vision (10 min.)
8. Goals (15 min.)
- a. ...Encourage development that builds on Harper Ward's character as a rural residential area?
  - b. ...Provide land use and development policies for Harper Ward, as a component of Box Elder County's General Plan?
  - c. ...Include strategies and action plans to help ensure that the community plan's vision is accomplished?
  - d. ...Provide guidance that facilitates Box Elder County, other public agencies and private developers to design projects that enhance the character of the community, taking advantage of its setting and amenities?
  - e. ...Smart growth that is transit, pedestrian, bike friendly?
9. Next steps (15 min.)
- a. Time frame: 3 months, 6 months? 6 month moratorium, 6 month (or less) timeline
  - b. Future meetings: biweekly, monthly? Dave - would like to meet again in a week to coordinate and finalize survey questions. Then send out postcards with QR code and URL for all Harper Ward residents to take survey that would address #5-8  
Draft plan would be based on that data.  
Next Meeting: May 13, 2025 at 6PM
  - c. Assignments?
    - 1. Dave - draft survey
    - 2. Destin - draft pending ordinance, update mailing list
  - d. Draft plan Following survey of area residents.

*Minutes - May 6, 2025 (cont...)*

## **APPENDIX C (cont...)**

### Harper Ward Community Plan

May 13th, 2025

Committee Members present: Luann Adams [X], Chance Baxter [ ], Shawn Bingham [X], Braquel Brinkerhoff [X], David Griffith [X], Ryan Jones [X], Paul Munns [X], Reid Young [X]

County Staff present: Destin Christiansen [X], Scott Lyons [X], Marcus Wager [ ]

\*Initial discussion regarding ag protection areas, zoning, and annexation questions and rumors

1. Review and approve previous minutes (2 min.) Destin will send out so they can be reviewed and approved at the next meeting.
2. (Dave) Review proposed survey questions (30 min.)
  - a. Reviewed and discussed the questions that Dave prepared
  - b. Discussion on how to modify questions to ensure minority perspectives have a voice as well.
  - c. Discussion including some of the questions/language that staff prepared as well
  - d. Recommendation to include a map with labels with the survey questions
  - e.
3. Next steps (15 min.)
  - a. Time frame for survey creation and execution: Dave is taking his questions based on our discussion, as well as the questions Destin and Scott prepared. He will refine those and consult with Destin and Scott, then send draft out to group via email for feedback. From there, a survey will be created, postcards will be printed and mailed and we will wait for it to close prior to meeting again.
  - b. Next meeting: Following closure of survey
  - c. Assignments:
    1. Dave to refine survey questions
    2. Destin to send out minutes for this meeting and the last meeting (5-6-25) for review. Minutes to then be approved at the next meeting

*Minutes - May 13, 2025*

## APPENDIX C (cont...)

### Harper Ward Community Plan

July 8th, 2025

Committee Members present: Luann Adams [X], Chance Baxter [X], Shawn Bingham [X], Braquel Brinkerhoff [X], David Griffith [X], Ryan Jones [ ], Paul Munns [ ], Reid Young [X]

County Staff present: Destin Christiansen [X], Scott Lyons [ ], Marcus Wager [ ]

1. Review and approve previous minutes (2 min.)  
The minutes from May 13, 2025 were reviewed and approved as written.
2. Review survey results (30 min.)
  - a. The survey results were reviewed.
  - b. There was a lengthy discussion on the results.
  - c. The County received 76 digital surveys and three handwritten surveys. There was a 45% response rate. The committee felt they received good results to provide data for the plan.
3. Discuss plan elements (20 min.)

Chance Baxter, Bear River Water Conservancy District Manager, will calculate water out so they can provide water to homes for culinary use only per five acres with a buffer. Chance said his hands are tied, and the BRWCD cannot just hold the water. There was concern about water for lawns. The Committee spent some time discussing the plan's elements.

  - a. Title page (date, contributors, etc.)
  - b. Index page?
  - c. Vision/purpose/goals
  - d. HW map
  - e. Land use (current/future)
  - f. Transportation
  - g. Water
  - h. Other (pictures, etc.)
  - i. (Appendix) Survey summary
  - j. (Appendix) Meeting minutes
  - k. The committee members decided we needed to add wildlife and ecosystems to the community plan. There was also talk of preservation of the hillside and marsh as well as natural resources in Harper Ward.
4. Next steps (15 min.)
  - a. Next meeting: July 15 @ 6PM with a follow up meeting on July 22nd at 6PM.
  - b. Assignments:
    - Dave Griffith will put a plan structure of wording together
    - Reid Young will work on the open-ended for distillation

*Minutes - July 8, 2025*

## **APPENDIX C (cont...)**

### Harper Ward Community Plan

July 15th, 2025

Committee Members present: Luann Adams [X], Chance Baxter [ ], Shawn Bingham [X], Braquel Brinkerhoff [ ], David Griffith [X], Ryan Jones [X], Paul Munns [X], Reid Young [X]

County Staff present: Destin Christiansen [ ], Scott Lyons [ ], Marcus Wager [ ]

1. Agriculture Heritage Zone
  - a. Dave Griffith explained what he learned about the Agriculture Heritage Zone which was recently passed by the Box Elder County Commissioners
  - b. This zoning allows for a cluster of housing in an area, but still honors the five-acre zoning as long as the landowner can get culinary water taps. The other remaining acreage must remain in ag land.
  - c. A letter was read to the committee from Harper Ward resident Shaun Thornley (See Attachment)
  - d. This item was tabled until the July 22 meeting. The committee needs more information.
2. How to Interpret the Open-end Questions
  - a. Reid and Dave will get together to work on the open-end questions, and this item will be placed on the agenda for next week's meeting.
3. Harper Ward Community Rough Draft Plan
  - a. Dave presented the rough plan, and the committee reviewed it. Everyone was asked to review the draft and come back July 22 with comments.
4. Adjourn
  - a. Next meeting: July 22, 2025 at 6PM at the County Building (Rm 38)
  - b. Assignments: Review rough draft

*Minutes - July 15, 2025*



## **APPENDIX C (cont...)**

Harper Ward Community Plan Committee

A new type of zoning was recently approved for Box Elder County, The Agricultural Flex Zone

I believe committee members may have some familiarity with the concept. It allows a landowner to breakoff half acre lots at a rate of one per every 5 acres owned. The acreage requirement disallows any grade over 20% as well as wetlands in calculating the acreage used to determine potential lots, so in some ways it may be more restrictive than current zoning.

The zoning essentially maintains the same density as our current zoning would allow, with some caveats I'm sure the planning department would be glad explain the details.

While I think this would make an excellent option for many areas of the county, I am not convinced that it would fit well in Harper Ward. I feel like houses would be crammed very close to each other along the highway on these half acre lots. . My understanding is that under current zoning you need 250 feet of frontage to qualify as a lot. That is certainly a different esthetic than what we currently have.

With this more dense housing along the highway there would be many more folks entering and exiting the highway throughout Harper Ward. I feel like this is a safety concern as the hills and turns through Harper give a limited sight distance for someone entering or leaving the highway. The speed limit is currently 55, but we all know that is usually exceeded substantially.

I would like to respectfully request that the steering committee discuss this new zoning and its potential impacts on Harper Ward. I would suggest that a map showing wetland and slope be requested from Box Elder County so that a better idea of which parcels would be affected can be ascertained.

Shaun Thornley

*Minutes - July 15, 2025 (attachment)*

## APPENDIX C (cont...)

### Harper Ward Community Plan

July 22th, 2025

Committee Members present: Luann Adams [X], Chance Baxter [ ], Shawn Bingham [X], Braquel Brinkerhoff [ ], David Griffith [X], Ryan Jones [ ], Paul Munns [X], Reid Young [X]

County Staff present: Destin Christiansen [X], Scott Lyons [X], Marcus Wager [ ]

1. Review and approve previous minutes (2 min.)  
Minutes approved
2. Review the Ag Heritage Zone (20 min.)
  - a. The initial position is that they were opposed to ½ acre lots. Paul Munns update following discussion with Farm Bureau is the AHZ is a better alternative to other zones and especially annexation into Brigham City.
  - b. Additional discussion and explanation of how the AHZ would function.
  - c. Ultimately PC and CC decisions are unknown, but group feels AHZ is better than island annexations into Brigham.
  - d. For purposes of the plan the committee has voted unanimously 5-5 to stay silent in the document regarding the AHZ.
3. Review open-ended questions from previous meeting (10 min?)
  - a. Clarifications from Dave on the two pages that show data from open-ended questions.
4. Discussion on the rough draft Community Plan (30 min.)

Destin discussed the appearance of the plan and the need for photos of Harper Ward to include in the plan to make it more visually appealing.

Luann has other specific recommendations to enhance flow of document.

Scott mentioned reducing the language "the survey reflected" and make more firm statements such as "Harper Ward desires"

  - a. Title page (date, contributors, etc.)
  - b. Index page
  - c. Vision/purpose/goals - does shooting firearms rise to the level of being included in the vision?
  - d. HW map - include in plan adjacent to described planning area so reader doesn't have to flip back and forth to appendix.
  - e. Land use (current/future) - bolster ALL current zoning including A-20 and MU-160
  - f. Transportation - Scott commented on the language regarding bike lanes. He felt it was a little soft, but that could have been his bias in reading the survey results. Dave will review comments in the survey and change language if necessary.
  - g. Water
  - h. Other (pictures, etc.)

*Minutes - July 22, 2025*

## **APPENDIX C (cont...)**

- i. (Appendix) Survey summary
  - j. (Appendix) Meeting minutes
5. Next steps (10 min.)
- a. Refinement of community plan: Dave will make any recommended changes and send it out to the group. He will then be out of reach for two weeks  
Group will collect pictures. Reid will provide data graphs, etc. so Destin can start putting plan into a prettier package
  - b. Next meeting: August 12th @ 6:00pm
  - c. Assignments: Destin has assignment to make plan look nice by August 11th

*Minutes - July 22, 2025 (cont...)*

## APPENDIX C (cont...)

### Harper Ward Community Plan

October 1st, 2025

Committee Members present: Luann Adams [ ], Chance Baxter [ ], Shawn Bingham [X], Braquel Brinkerhoff [ ], David Griffith [X], Ryan Jones [X], Paul Munns [X], Reid Young [X]

County Staff present: Destin Christiansen [X], Scott Lyons [X], Marcus Wager [ ]

1. Review and approve previous minutes (2 min.)
2. Review draft of the community plan (45 min.)
  - a. Destin reviewed the questions he had during finalization of the plan. Edits and improvements made per the steering committee's recommendation(s)
  - b. Other edits, errors, etc. were discussed and made.
3. Next steps (15 min.)
  - a. Assignments:
    - 1) Destin to finalize changes to the plan
    - 2) Destin emails that version to the committee for review and approval.
    - 3) The final community plan is emailed to all Harper Ward residents who provided an email address in their survey response. The residents will then be informed that the final version is being submitted to the Box Elder County Planning Commission for approval
    - 4) The final community plan is submitted to the Planning Commission for approval. The target is to have it approved at the November planning commission meeting (Nov. 20, 2025). After that, the target is the December Box Elder County Commission meeting for the commissioner's approval.
  - b. Next meeting: –

*Minutes - October 1, 2025*

## **PARK VALLEY FIRE STATION LEASE AGREEMENT**

Agreement 25-79

This LEASE AGREEMENT, made in the State of Utah as of the 17 day of December 2025, by and between **PARK VALLEY FIRE DEPARTMENT**, as Lessor, and **BOX ELDER COUNTY**, as Lessee.

### **RECITALS**

**WHEREAS**, Lessor is the owner of the facility known as the Park Valley Fire Station, located in Park Valley, Utah, and more specifically described in Exhibit "A" attached hereto (the "Premises"); and

**WHEREAS**, Lessor is desirous of leasing the Premises to permit continued operation of county fire services; and

**WHEREAS**, Lessee desires to lease the Premises from Lessor for the purpose of housing county fire vehicles, equipment, and related fire operations; and

**WHEREAS**, both parties desire to enter into a lease agreement establishing their respective duties and obligations with respect to the Premises;

**NOW THEREFORE**, based upon the foregoing recitals and the mutual promises contained herein, Lessor hereby leases the Premises to Lessee upon the following terms and conditions:

1. Lease Payments: The Lessee shall pay Lessor the sum of five thousand (\$5,000.00) per year as rent for the Premises during the lease term. Rent shall be payable on or before December 31st of each lease year.

This rental payment is intended to cover electricity costs associated with heating the building.

2. Lease Term: The term of this Lease shall be for a period of four (4) years, commencing on the 1 day of December 2025, and ending on the 30 day of November 2029.

3. Maintenance and Repairs: The Premises shall be maintained in good condition, subject to reasonable wear and tear.

- a. The Park Valley Volunteer Fire Department shall perform routine maintenance of the Premises.
- b. Lessor shall pay all costs of repair and maintenance not otherwise specified herein.
- c. Lessee shall maintain overhead doors, lighting and fixtures, trash removal, snow removal, and janitorial services.

4. No Waste: The Lessee shall not commit, allow, or suffer any waste to occur on the Premises.

5. Insurance: Each party shall be responsible for insuring its own personal property located on the Premises. Lessor shall maintain adequate fire and glass breakage insurance on the building.

6. Utilities: Lessee shall pay the annual rental amount described in Paragraph 1 for purposes of covering electricity costs for heating the building. All other utilities shall be the responsibility of the Lessor.

7. Entry by Lessor: Lessor may enter the Premises at reasonable times for inspection, repair, improvement, or alteration. Lessor shall provide reasonable prior notice to allow removal or protection of any property that may otherwise be damaged.

8. Liens: Lessee shall keep the Premises free from any liens arising out of work performed, materials furnished, or obligations incurred by the Lessee.

9. Indemnification and Hold Harmless: Lessee shall indemnify, defend, and hold harmless Lessor from and against any and all claims, damages, losses, or liabilities arising from Lessee's use of the Premises or from any act, omission, or negligence of Lessee, its agents, employees, or invitees, except to the extent caused by Lessor's own negligence or willful misconduct.

10. Damage or Destruction: In the event of partial destruction of the Premises, this Lease shall terminate unless both parties mutually agree in writing to continue or modify the Lease.

11. Assignment or Subletting: Lessee shall not assign, transfer, mortgage, pledge, or sublet the Premises or any portion thereof without the prior written consent of Lessor. Any attempt to do so shall be void.

12. Entire Agreement: This Lease constitutes the entire agreement between the parties and supersedes all prior agreements relating to the Premises. Any amendment must be in writing and signed by both parties.

13. Governing Law:

This Lease shall be governed by and construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the day and year first above written.

**LESSOR**

Park Valley Fire Department

By: \_\_\_\_\_

Name:

Title:

Date: \_\_\_\_\_



ATTEST:

A handwritten signature in cursive script, appearing to read "Marla Young", written over a horizontal line.

Marla Young, County Clerk

Tammy Gibson Deputy Clerk

**LESSEE**

Box Elder County

By: A handwritten signature in cursive script, appearing to read "Boyd Bingham", written over a horizontal line.

Name: Boyd Bingham

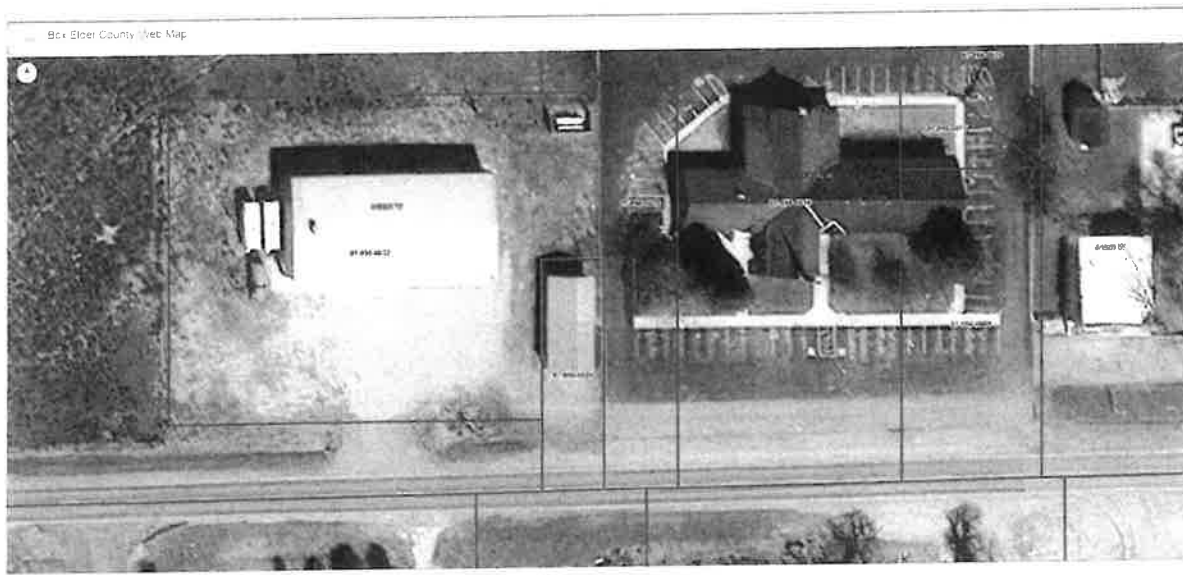
Title: Commission Chair

Date: 12/17/2025

## EXHIBIT A

### Description of Premises: Parcel 07-056-0024

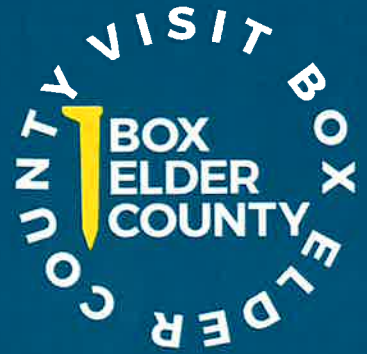
The Park Valley Fire Station located on State Road 30 in Park Valley, Utah, including associated land, improvements, and structures used for county fire operations.





# Box Elder County Tourism

## 2025 Year in Review



### LODGING TAX (TRT)

**\$473k (-1.5%)**

### RESTAURANT TAXES (TRCCA)

**\$712k (-4%)**

### TOURISM RELATED JOBS

**+ 7.1%**

**Tourism Tax  
Advisory Board  
Grants  
\$180k**

### VISITOR SNAPSHOT

Tourism spending in Box Elder County increased in 2025, as did tourism related jobs. Retail spending from visitors is seeing steady growth. The outlook for growth in 2026 is very positive.

### PARTNER NUMBERS



**Golden Spike National Park:  
55,000**



**Bear River Migratory Bird  
Refuge:  
85,000**



**Willard Bay State Park:  
824,474**

### SOCIAL MEDIA

**TOP PAGE:**

**FACEBOOK.COM/BOXCOUNTY**

- 13,844 Followers
- 2,800 New Followers
- 6.6 Million Views
- 73,000 Content Interactions
- 91k Page Visits
- 11.1 K Link Clicks

Data for  
facebook.com/boxcounty only

### TOP SOCIAL MEDIA POSTS

- Fallen Officer Posts
- Fantasy at the Bay
- Sheep Run
- Lucin Sun Tunnels
- Idle Isle Candy History
- K9 Day
- Peach Season
- Film Locations
- 100 Year Fair
- Nutcracker History

### TOURISM WEBSITE SEARCHES

- Event Calendar
- Fruit Way
- Passport
- Golden Spike Rodeo
- County Fair
- Fairbook
- Parades



### TOP TOURISM WEBPAGES

- Event Calendar
- Play Page
- Family Friendly Activities
- Fruit Way
- Outdoor Recreation
- Summer Adventure Passport Program

### TOP MARKETS

1. Salt Lake City
2. Idaho Falls
3. Pocatello
4. Denver
5. Twin Falls



### 2025 COUNTY EVENT SNAPSHOT

- Expanded Saturday Events at Bear River Migratory Bird Refuge
- Uncovering the Journey - Japanese American Pioneer Exhibit
- Weekly Events at Box Elder County Fairgrounds
- Borgstrom Brother Memorial Highway
- May 10th Celebration at Golden Spike National Historical Park
- Art on Main
- Golden Spike Classic Tournament Box Elder FC United
- 127th Utah State Amateur Championship at Eagle Mountain Golf Course
- Box Elder County Tourism Summer Adventure Passport Program
- 100 Year Box Elder County Fair Branding Kick Off Party
- Celebrate! Melodrama at Old Barn Theatre
- Box Elder County Fair & Golden Spike Rodeo
- Agritourism events around the County
- Dark Sky events at Willard Bay State Park
- Peach Days
- Box Elder Chamber of Commerce Move
- Fantasy at the Bay at Willard Bay State Park
- Winter Steam Fest at Golden Spike National Historical Park

