

BOX ELDER COUNTY PLANNING COMMISSION MINUTES JANUARY 15, 2026

The Board of Planning Commissioners of Box Elder County, Utah met in the Box Elder County Commission Chambers at 7:00 p.m. The following members were present by a roll call, constituting a quorum:

Roll Call

Mellonee Wilding	Chairman
Jed Pugsley	Excused
Bonnie Robinson	Member
Jared Holmgren	Member
Jennifer Jacobsen	Member
Brandon East	Member
Brian Bowen	Alternate/Member

the following Staff was present:

Marcus Wager	County Planner
Destin Christiansen	County Planner
Stephen Hadfield	County Attorney
Boyd Bingham	Co. Commissioner
Diane Fuhriman	Executive Secretary

Chairman Mellonee Wilding called the meeting to order at 7:00 p.m.

The invocation was offered by Commissioner Jennifer Jacobsen.

The pledge was led by Commissioner Bonnie Robinson.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

The minutes of the December 18, 2025 meeting were made available to the planning commissioners prior to this meeting and upon review a **Motion** was made by Commissioner Brandon East to amend item Z25-016 of the December 18, 2025 minutes by inserting, Commissioner Brandon East recused himself. The motion was seconded by Commissioner Jared Holmgren and passed unanimously.

A motion was made by Commissioner Jared Holmgren to approve the amended minutes of the December 18, 2025 meeting. The motion was seconded by Commissioner Lonnie Jensen and passed unanimously.

UNFINISHED BUSINESS

ZONING MAP AMENDMENT, Z25-016, Request for a zone change of 5.50 acres from RR-20 (Rural Residential - 20,000 sq. ft.) to the AHZ (Agricultural Heritage Zone) located at approximately 5912 W 2400 N in the Corinne area of Unincorporated Box Elder County.
ACTION

Commissioner Brandon East recused himself from this item.

Staff explained this item was tabled in December 2025 to verify if this parcel is in an established APA (Agriculture Protection Area). The clerk's office confirmed this parcel is part of an existing APA. The county attorney determined a zoning map amendment may still be reviewed and a recommendation made by the planning commission as the applicant is the owner of the property and the proposed zoning map amendment would not affect any other property owners within the established APA.

Staff read the standards for reviewing zoning map amendments as they apply to this request as follows:

- A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan;** The General Plan: States that future land use decisions should enhance our towns and cities, focusing most of the growth there and that decisions should support our farmers and ranchers in their agricultural stewardship. West Corinne area: The "Future Land Use" portion of the general plan for the West Corinne area indicates, "as part of the agricultural heritage area, large lot zoning should remain, to encourage continued agricultural activity."
- B. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;** The subject property is located in the West Corinne area of unincorporated Box Elder County. The subject parcel and most of those parcels adjacent to them are currently used for agricultural purposes and the proposed zone could be considered harmonious with existing development.
- C. The extent to which the proposed amendment may adversely affect adjacent property;** and The proposed zoning should not affect adjacent properties; however, the public hearing process may bring forth additional information.
- D. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.** There is a current home on the property. Staff is unaware of the adequacy of future facilities and services in the area; however, if these facilities and services are needed, the applicant would have to verify and bring them into any future project(s).

Staff explained the planning commission will need to decide if the proposed map amendment meets these approval standards.

MOTION: A motion was made by **Commissioner Jared Holmgren** to forward a recommendation of approval to the county commission for application Z25-016, a zoning map amendment from RR-20 (Rural Residential - 20,000 sq. ft. min.) to the AHZ (Agricultural Heritage Zone) and adopting the exhibits, conditions and findings of staff. The motion was seconded by **Commissioner Lonnie Jensen** and unanimously carried.

CONDITIONS

- 1. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
- 2. Compliance with Article 2-2-080, Zoning Map and Text Amendments, of the Box Elder County Land Use Management & Development Code.
- 3. Compliance with all applicable county, state, and federal laws regulating the proposed use, including all current licenses, permits, etc.

PUBLIC HEARINGS - None

NEW BUSINESS

ROCKY MOUNTAIN POWER, TUP26-001 Request for temporary storage of steel transmission poles. ACTION

Staff said the applicant is requesting a Temporary Use Permit from May 2026 through December 2026 for pipe storage on their property. The yard will be graded and covered with dust suppressing material to minimize erosion and dust; A secure perimeter fence, a minimum of six feet in height, will be installed to prevent unauthorized access; For access control there will be a gated entry with signage indicating restricted access, emergency contact information and safety warnings; Steel poles will be stacked in a stable, safe manner on level ground to prevent tipping or rolling; Equipment such as forklifts and cranes will be used, and all operators will be certified; The hours of operation will be limited to daylight hours from 7am to 6pm to reduce noise and traffic impacts; Health, safety and welfare measures for public safety, traffic management, and traffic control will be implemented to manage ingress and egress and minimize disruption to local roads for emergency access; Clear access routes will be maintained for emergency vehicles at all times; Environmental protections for dust control, water trucks or dust palliatives will be used during dry conditions; Rocky Mountain Power will provide advance notice to nearby residents and businesses, including a contact number for concerns; All materials, equipment, and temporary infrastructure will be removed at the end of the permit period and the site will be restored to its original condition.

Staff stated the surrounding land uses are Agriculture and Rural Residential and the surrounding zones are MU-40 and RR-2.

Staff read the standards for reviewing Temporary Use Permits as follows:

- a. Will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working within the vicinity, or injurious to property, improvements or the public in general;
- b. Will not substantially interrupt the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area, nor block traffic lanes or hinder traffic during peak commuter hours on weekdays on any primary arterial street or principal commuter route designated by the county;
- c. Will not conflict with construction or development in the public right-of-way or at public facilities;
- d. Will not unduly interfere with the movement of police, fire, ambulance, or other emergency vehicles on the streets, nor require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the county;
- e. Will not conflict with nor be incompatible with the permitted uses and regulations of the zone within which the temporary use is located; and
- f. Is in compliance with regulations, conditions and licensing requirements of applicable provisions of the Box Elder County ordinances.

Staff feels comfortable approving the request with conditions listed in the staff report.

MOTION: A motion was made by Commissioner Bonnie Robinson to approve application TUP26-001, a Temporary Use Permit for pole storage and adopting the conditions and findings of the staff report. The motion was seconded by Commissioner Brian Bowen and unanimously carried.

CONDITIONS:

1. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
2. Compliance with Article 2-2-160, Temporary Use Permit, of the Box Elder County Land Use Management & Development Code.
3. Compliance with all applicable county, state, and federal laws regulating the proposed use, including all required licenses, permits, easements, etc.

WORKING REPORTS - NONE

PUBLIC COMMENTS

Dennis Patterson expressed concern with there being two homes on the property of the AHZ rezone request. Last month seven people, including the owner of the property, stated there are two homes there. At 5.5 acres it does not qualify for the AHZ. He is not opposed to the zone but feels a precedent has been set that applicants do not have to have five acres. Mr. Patterson said all the papers and photos submitted last month show he has people living there. He is disappointed that his neighbors have to live next to a crappy looking mobile home that probably cost 1000 bucks parked in the driveway.

ADJOURN

MOTION: A motion was made by Commissioner Bonnie Robinson to adjourn commission meeting. The motion was seconded by Commissioner Jared Holmgren and meeting adjourned at 7:23 p.m.



Mellonee Wilding, Chairman
Box Elder County Planning Commission

