

BOX ELDER COUNTY PLANNING COMMISSION MINUTES NOVEMBER 20, 2025

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	Vice-Chair
Lonnie Jensen	Member
Bonnie Robinson	Member
Jared Holmgren	Excused
Jennifer Jacobsen	Excused
Brandon East	Member
Brian Bowen	Alternate/Member

the following Staff was present:

Scott Lyons	Comm Dev Director
Marcus Wager	Excused
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 Jed Pugsley.
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 October 16, 2025 meeting were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by Commissioner Jed Pugsley to approve the minutes as written. The motion was seconded by Commissioner Brian Bowen and passed unanimously.

UNFINISHED BUSINESS

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

Staff said this application came before the Planning Commission in October 2025. Most of the revisions have been approved since then and a final site visit inspection is pending. The only structures are an existing home and shop which are already connected to utilities. No future buildings have been proposed as a part of the proposed site plan.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to approve application SP25-007, a site plan for a commercial kennel and adopting the exhibits, conditions and findings of staff. The motion was seconded by **Commissioner Jed Pugsley** and unanimously carried.

CONDITIONS

1. Compliance with Section 2-2-090, Permitted Use Review, of the Box Elder County Land Use Management & Development Code.
2. Compliance with Section 2-2-120, Site Plan Review, of the Box Elder County Land Use Management & Development Code.
3. Compliance with all standards found in Chapter 5-8 (Kennels) of the Box Elder County Land Use Management & Development Code.
4. Compliance with all standards found in Chapter 5-9 (Outdoor Lighting Standards) of the Box Elder County Land Use Management & Development Code.
5. Compliance with and approval of a site inspection no later than 2 months after approval to verify all standards are met (for the proposed building and ground) as found in Chapter 5-8 (Kennels) and Chapter 5-9 (Outdoor Lighting Standards). If the site visit has not been completed and the application has not been approved within the 2 month time frame, the application must come back before the Planning Commission for further review.
6. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
7. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

PUBLIC HEARINGS

Chairman Mellonee Wilding explained public hearings provide an opportunity for the public to voice their concerns or approval on an item. In the meeting there is also unfinished business, public hearings, and new business. The unfinished business and new business provides opportunity for the commissioners to take action on an item. It is not a time for public comment or input. Although the commissioners may ask questions of the applicant during these times.

COUNTY WATER MASTER PLAN, GP25-001, Proposal to amend the Box Elder County General Plan to ensure compliance with Utah Code Ann. §17-27a-403 and include the County Water Master Plan. ACTION

Staff explained this is an amendment to the county general plan. During the 2022 legislative session SB110 was adopted requiring water use and preservation elements to be included in the city's and county's general plans prior to December 31 2025. The following year, SB76 was adopted and added specifications to what should be a part of the water use and preservation element. In the fall of 2023 the Box Elder County Commission directed staff to complete a Countywide Water Master Plan addressing these bills and coordinating with the Bear River Water Conservancy District and all water providers throughout the county. A consultant was selected in January 2024 and a public kickoff meeting was held in April 2024. Since then staff, the BRWCD, and the consultant have coordinated many meetings, conducted 50+ interviews with water providers/operators, and drafted a thorough master plan. A separate chapter

specifically designed to meet state requirements has been developed to insert into our existing general plan and the full water master plan will be adopted as a standalone plan for the county, BRWCD, cities, and water providers throughout the county to use and reference as needed.

Chris Slater and Quinn Dance, J-U-B Engineering, gave a brief presentation of the specifics of the county water master plan that will be added to the general plan.

(See Attachment No. 2 - Executive Summary Draft.)

(See Attachment No. 3 - Ch 9 Transportation & Infrastructure.)

The public hearing was then opened for comments.

Hearing no comments, a motion was made by **Commissioner Jed Pugsley** to close the public hearing on County Water Master Plan, GP25-001. The motion was seconded by **Commissioner Lonnie Jensen** and passed unanimously.

ACTION

Staff explained there are four items outlining the procedural requirements for General Plan Amendments.

- A. Written statement showing the desired language change;** See Appendix E below.
- B. Written statement explaining why existing General Plan language is no longer appropriate or feasible;** This text amendment to the General Plan is not to replace “no longer appropriate or feasible” language, but to add water elements as required by state legislation.
- C. Analysis of the potential impacts of the proposed amendment; and** The proposed amendment will provide decision makers with additional guidance with regard to water use, water preservation, and how those elements interact with land use planning throughout the county.
- D. Map showing the affected areas if text changes will affect specific geographic areas.** The proposed amendment applies countywide.

(See Attachment No. 4 - Appendix E.)

Staff feels the four requirements have been met and recommends the Planning Commission forward a recommendation of approval to the County Commission. Staff thanked all those who participated.

MOTION: A Motion was made by **Commissioner Jed Pugsley** to forward a recommendation of approval to the County Commission for application GP25-001, to amend the Box Elder County General Plan to include the proposed water elements as part of the county’s General Plan, and adopting the conditions and findings of the staff. The motion was seconded by **Commissioner Bonnie Robinson** and passed unanimously.

HARPER WARD COMMUNITY PLAN, GP25-002, Proposal to amend the Box Elder County General Plan to include the Harper Ward Community Plan. ACTION

Staff explained this process began a little over half a year ago. Harper Ward members began the development of this plan through a recommendation from the Planning Commission. A steering committee was formed and a survey was sent to the landowners of the Harper Ward area. The plan was then drafted and reviewed over and over again based on the responses to the surveys, input from the steering committee, and county staff.

Staff read the procedural requirements for General Plan amendments as follows:

- A. Written statement showing the desired language change;** See Attachment No. 5
- B. Written statement explaining why existing General Plan language is no longer appropriate or feasible;** This text amendment to the General Plan is not to replace “no longer appropriate or feasible” language, but to add additional information not known (or made) previously for the Harper Ward area of unincorporated Box Elder County.
- C. Analysis of the potential impacts of the proposed amendment; and** The goals of this community plan are to provide an additional tool for decision makers or any other land use determinations for the Harper Ward area of unincorporated Box Elder County. It would not pertain to any other area of Box Elder County.
- D. Map showing the affected areas if text changes will affect specific geographic areas.** The proposed changes would have an effect on the Harper Ward area as defined by the proposed Harper Ward Community Plan.

(See Attachment No. 5 - Harper Ward Community Plan.)

The public hearing was then opened for comments.

LuAnn Adams, Harper Ward, stated she was on the committee to put this together. The plan was based on responses received from the surveys sent to the residents in the community. We tried to involve the community as much as we could because it isn't just our plan, it's everyone's plan. Ms. Adams is happy with the way it turned out..

Ralph Orton lives in Harper Ward. He was not involved in creation of the plan, but totally approves it.

Mozelle Orton lives in Harper Ward and supports this plan. Ms. Orton commended the committee members for spending so much time, and for being so thoughtful in developing the plan. She thanked them for taking into consideration the sustainability and lifestyle of Harper Ward residents.

Dale LeDuke, Harper Ward, supports the plan. He noted one item in the plan regarding the potential off ramp was incorrect. Commissioner Wilding informed him the error has been corrected.

Hearing no further comments, a motion was made by **Commissioner Bonnie Robinson** to close the public hearing on the Harper Ward Community Plan, GP25-002. The motion was seconded by **Commissioner Jed Pugsley** and passed unanimously.

ACTION

Staff recommends forwarding a recommendation of approval to the County Commission.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to forward a recommendation of approval to the County Commission for application GP25-002, to amend the Box Elder County General Plan to include the proposed Harper Ward Community Plan as part of the Box Elder County General Plan, and adopting the conditions and findings of the staff. The motion was seconded by **Commissioner Brian Bowen** and passed unanimously.

NEW BUSINESS

GSL LITHIUM EXTRACTION, SP25-008, Request for Site Plan approval for a lithium extraction facility located on the north arm of the Great Salt Lake. ACTION.

Staff said the applicant is requesting site plan approval for a lithium extraction facility. The facility was issued a temporary use permit in February 2024 and has had a pilot project in place since then which has now been decommissioned. The goal of the pilot project which was permitted through the state, was to prove the efficacy of the technology. The applicants are now requesting a permanent permit. The proposed facility would process brine pumped from the Great Salt Lake. The processed brine would be returned to the lake and the produced lithium would be transported off site. The plant staff would reside in nearby communities commuting to and from the site each day. Car pooling and/or company vans would be utilized where practical, in order to reduce the number of trips on county roads. Staff explained the proposal is still under review by multiple departments including the Roads Department, Engineering and Community Development.

Steve Morrey, applicant, provided an overview of the process. He stated the pilot plant ran for about eight months where a little over a million gallons of brine water was extracted and about 1.1 million gallons was returned back to the lake. The reason more water is returned is fresh water is brought in as part of the process. When the fresh water is recycled, it is discharged back into the lake thereby not depleting any of the lake water. During the pilot phase, water was trucked in from a well in Perry. During the commercial phase, it is not feasible to truck fresh water in, so there is a commercial contract with the landowner who has a well just off the other side of Rose Platt road. Water will be piped from his well over to the facility. The landowner has current water rights allowing the facility to have the 200-220 acre feet of fresh water needed to produce 5000 tons of lithium per year. The water runs through a filter system and since it is a surface lake, solids will be filtered out and processed through what we call our beads. They are lithium selective beads and as the brine water is flowing across them, grabs the lithium ion, and exchanges it for a sodium ion, putting the sodium ion back into the depleted brine. The depleted brine continues on, is filtered and checked to make sure it is the same chemical makeup as the

lake water, then discharged back to the lake. We now have a solution of beads fully saturated with lithium. The beads are washed, then a diluted sulfuric acid is run over the beads which releases the lithium and puts a hydrogen ion back onto the beads, recharging those beads for the next cycle to start. The saturated solution was shipped to the open facility where battery grade white powder lithium was made. This process will now happen at the site and what will be leaving the site is the white lithium powder. Mr. Morrey wanted to make it clear that when the lithium is extracted with the sulfuric acid, that process will happen in another part of the facility so the acid will never touch the lake water.

Mr. Morrey stated we will be able to start producing lithium as soon as we can construct, and the goal is 5000 tons in the first year we are in operation. All of this information is available on the Fire, Forestry & State Lands website. We have been very pleased with the results. We were able to demonstrate to the state we can do this without harming the lake.

Commissioner Mellonee Wilding asked if there is any waste produced from the filtering process. Mr. Morrey said about 14,000 tons of gypsum will be produced in a year through our softening process. It's actually a useful product if we can find an off taker. We are currently investigating companies using gypsum in their process to produce cement and powder. There is also about 112 tons of magnesium coming out in our filtration process every year. Because it is a harnessable mineral from the lake, with other operators on the lake, a royalty agreement will need to be entered into with the state. The mineral is a waste to us, but it is a mineral with value.

The Commissioners asked if lithium is harmful to neighboring grazing cattle, and about the sounds produced by the facility, and lighting at the facility. Mr. Morrey explained lithium is not harmful and is totally inert. The facility will adhere to OSHA rules regarding sound and the lighting will be motion sensor, lighting up walking areas. There was discussion with the Roads Supervisor regarding the roads and the impact the trucks would have on the county roads.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to table application SP25-008, a request for site plan approval for a lithium extraction facility, for up to 6 months based on allowing time to address the issues of truck weight and volume on the roads and for completion of the Engineering and Roads Department reviews with coordination by the Community Development Department. The motion was seconded by **Commissioner Jed Pugsley** and unanimously carried.

ROCHE RANCHES SUBDIVISION NO. 2 and AMENDMENT OF LOT 1, SS25-028, Request for a subdivision amendment, located at 6322 W 17100 N in the Riverside area of Unincorporated Box Elder County. ACTION

Staff explained Lot 1 of the subdivision is being amended by adjusting the east boundary line, shifting it west 5 ft. A new Lot 3 is also being added. The surrounding land uses are Agriculture and Rural Residential. The surrounding zones are unzoned. The applicant is working with the Division of Water Rights to secure a water right for the building block. The applicant has contacted the County Fire Marshal and has an agreement of a hydrant being added to the pond with a pump. Staff is waiting for an updated plat and the title report to be reviewed by the County Attorney's office to complete the review process.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to table application number SS25-028, amending the Roche Ranch Subdivision No. 2 and Amendment to No. 1, located in unincorporated Box Elder County, for up to 6 months based on needing an updated plat, proof of water, approval from the Fire Marshal and other department reviews, review of the plat and title report from the County Attorney. The motion was seconded by **Commissioner Jed Pugsley** and unanimously carried.

ROBERTS LANDSCAPE ROCK, SP25-009, Request for Site Plan approval for a commercial landscape/rock product facility located at 8393 N 6800 W in the Elwood area of Unincorporated Box Elder County. ACTION

Staff said the applicants are requesting site plan approval for a commercial landscape/rocks product facility. The proposed use consists of approximately 14 bins of different products for landscape use. The project area is approximately .71 acres located at 8393 North 6800 West in the unzoned area of Box Elder County west of the Elwood area. The surrounding land uses are Rural Residential and Agriculture. The surrounding zoning is unzoned.

Staff read the approval stands for permitted uses as they apply to this request:

- A. The proposed use shall be allowed as a permitted use in the applicable zone.**
Yes
- B. The proposed use shall conform to development standards of the applicable zone.**
The proposed use is still under review by multiple departments.
- C. The proposed use shall conform to all applicable regulations of general applicability and regulations for specific uses set forth in this Code.** The proposed use is still under review by multiple departments.
- D. The proposed use shall conform to any other applicable requirements of Box Elder County Ordinances.** The proposed use is still under review by multiple departments.
- E. If the proposed use is located on a lot or parcel which has been subdivided without County approval a subdivision plat shall be approved and recorded as a condition of approval.** n/a

Staff said based on waiting for multiple departments to complete their reviews, the commission can either table the request or approve subject to certain conditions.

MOTION: A Motion was made by **Commissioner Jed Pugsley** to table application SP25-009, a site plan approval for a commercial landscape business for up to 6 months pending reviews from county departments. The motion was seconded by **Commissioner Brian Bowen** and unanimously carried.

UDY AG PROTECTION AREA, APA25-15, Request for an agriculture protection area on a parcel located in the Riverside area of Unincorporated Box Elder County. ACTION

Staff said the applicant is requesting to establish an Agriculture Protection Area on a 19.68 acre parcel in the Riverside area. The parcel is currently zoned in the Agricultural Heritage Zone.

Staff read the standards for reviewing the creation of Agriculture Protections Areas as follows:

A. The effect of the creation of the proposed area on the planning policies and objectives of the county; At this time, the County has nothing in place promoting or restricting the creation of Agriculture Protection Areas. One aspect of Agriculture Protection Areas that affects county planning is that the county cannot change the zoning of or a zoning regulation affecting land within a protection area without written approval from all landowners within the protection area that is affected by the change. While the Agricultural Heritage Zone allows for agriculture as a use it does allow for development densities that are incidental to the continuance of agricultural activity.

B. Analyzes and evaluates the proposal by applying the criteria contained in Section 17-81-205;

a. Whether or not the land is currently being used for agriculture production;

State code defines agricultural production as: Agricultural production means production for commercial purposes of crops, livestock, and livestock products. Agricultural production includes the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

b. Whether or not the land is zoned for agricultural use;

As shown in the table above, zoning for the proposed parcel(s) is AHZ (Agricultural Heritage Zone). This zone allows for agriculture as a land use.

c. Whether or not the land is viable for agricultural production;

Per the applications submitted, including applicant statements, the land is viable for agricultural production.

d. The extent and nature of existing or proposed farm improvements; and

The parcel has silos, outbuildings, and crops on the property. There is a home on the property as well.

e. In the case of an agriculture protection area, anticipated trends in agricultural and technological conditions applicable to the use of the land in question.

Planning Commissioners with experience in agricultural production may have a better understanding of this.

C. Recommends any modifications to the land to be included in the proposed agricultural protection area; The Planning Commission must determine if all parcels should be included in the proposed Agriculture Protection Area.

D. Analyzes and evaluates any objections to the proposal; and No objections have been received by staff.

E. Includes a recommendation to the applicable legislative body either to accept, accept and modify, or reject the proposal. This recommendation must come from the Planning Commission to the County Commission.

Following the Planning Commission motion, staff will prepare a recommendation to the County Commission on behalf of the Planning Commission.

MOTION: A Motion was made by **Commissioner Brandon East** to forward a recommendation to the County Commission to accept the proposal to create Agriculture Protection Area, APA25-15 on a parcel in the Riverside area in unincorporated Box Elder County. The motion was seconded by **Commissioner Lonnie Jensen** and unanimously carried.

ROCHE/MEYERS AG PROTECTION AREA, APA25-16, Request for an agriculture protection area on multiple parcels located in the East Garland/Howell area of Unincorporated Box Elder County. ACTION

Staff said the applicants are requesting to establish an Agriculture Protection Area on multiple parcels in the East Garland/Howell areas. The parcels range in size from 1.6 acres to 35.39 acres and have a variety of uses from fruit trees to livestock crops, and livestock farming and grazing.

Staff read the standards for reviewing the creation of Agriculture Protections Areas as follows:

A. The effect of the creation of the proposed area on the planning policies and objectives of the county; At this time, the County has nothing in place promoting or restricting the creation of Agriculture Protection Areas. One aspect of Agriculture Protection Areas that affects county planning is that the county cannot change the zoning of or a zoning regulation affecting land within a protection area without written approval from all landowners within the protection area that is affected by the change. While the Agricultural Heritage Zone allows for agriculture as a use it does allow for development densities that are incidental to the continuance of agricultural activity.

B. Analyzes and evaluates the proposal by applying the criteria contained in Section 17-81-205;

a. Whether or not the land is currently being used for agriculture production;

State code defines agricultural production as: Agricultural production means production for commercial purposes of crops, livestock, and livestock products. Agricultural production includes the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

b. Whether or not the land is zoned for agricultural use;

As shown in the table above, zoning for the proposed parcel(s) is AHZ (Agricultural Heritage Zone). This zone allows for agriculture as a land use.

c. Whether or not the land is viable for agricultural production;

Per the applications submitted, including applicant statements, the land is viable for agricultural production.

d. The extent and nature of existing or proposed farm improvements; and

The parcel has silos, outbuildings, and crops on the property. There is a home on the property as well.

e. In the case of an agriculture protection area, anticipated trends in agricultural and technological conditions applicable to the use of the land in question.

Planning Commissioners with experience in agricultural production may have a better understanding of this.

C. Recommends any modifications to the land to be included in the proposed agricultural protection area; The Planning Commission must determine if all parcels should be included in the proposed Agriculture Protection Area.

D. Analyzes and evaluates any objections to the proposal; and No objections have been received by staff.

E. Includes a recommendation to the applicable legislative body either to accept, accept and modify, or reject the proposal. This recommendation must come from the Planning Commission to the County Commission.

Following the Planning Commission motion, staff will prepare a recommendation to the County Commission on behalf of the Planning Commission.

MOTION: A Motion was made by **Commissioner Jed Pugsley** to forward a recommendation to the County Commission to accept the proposal to create Agriculture Protection Area APA25-16 on a parcel in the Riverside area in unincorporated Box Elder County. The motion was seconded by **Commissioner Lonnie Jensen** and unanimously carried.

MITCHELL AG PROTECTION AREA, APA25-17, Request for an agriculture protection area on multiple parcels located in the Harper Ward area of Unincorporated Box Elder County. ACTION

Staff said the applicant is requesting to establish an Agriculture Protection Area on multiple parcels in the Harper Ward area. The parcels range in size from 1.13 acres to 73.32 acres. The parcels are being used for livestock, pasture and alfalfa and are all zoned RR-5 (Rural Residential 5-acre). Based on the criteria contained in Utah State Code Section 17-81-205 stating whether or not the land is currently being used for agriculture production; whether or not the land is zoned for agricultural use; whether or not the land is viable for agricultural production; the extent and nature of existing or proposed farm improvements; and in the case of an agriculture protection area, anticipated trends in agricultural and technological conditions applicable to the use of the land in question, the Planning Commission would recommend any modifications to the land to be included in the proposed agricultural protection area, analyze and evaluate any objections to the proposal and include a recommendation to the county commission to either accept, accept and modify or object the proposal.

MOTION: A Motion was made by **Commissioner Brian Bowen** to forward a recommendation to the County Commission to accept the proposal to create Agriculture Protection Area APA25-17 on parcels in the Harper Ward area in unincorporated Box Elder County. The motion was seconded by **Commissioner Jed Pugsley** and unanimously carried.


WORKING REPORTS - Temporary Use Permits

Staff discussed the temporary use permit code with the Commission. They discussed the duration of temporary use permits, ultimately deciding on a one-year term with potential renewal.

PUBLIC COMMENTS - NONE

ADJOURN

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to adjourn commission meeting. The motion was seconded by **Commissioner Lonnie Jensen** and the meeting adjourned at 9:45 p.m.


Mellonee Wilding, Chairman
Box Elder County Planning Commission

PLANNING COMMISSION MEETING
Thursday November 20, 2025

NAME	ADDRESS	AGENDA ITEM
Leigh Roberts	1935 N 1500 W	Roberts Landscape Rock
Bill Nye	9785 N 11600 N	Ag Protection
Joey Roche	13247 N E. Garland	Ag Protection
Doug & Christine Williams	18090 N. 20000 W. Garland	Blue Phantom Kennel
Bob & LuAnn Adams	1705 N Hwy 38	
Randy Udy	275 N 11600 E THERMONT	COUNTY WATER PLAN
Josh King	1047 S. 100 W LOGAN	Water Plan
CHRIS SLATOR	1047 1047 S. 100 W LOGAN	WATER PLAN
QUINN DANCE		WATER PLAN
Steve Morrey	9350 S 150 E #710 Sandy 841070	Waterleaf Sit plan
David Griffith	3485 N. Hwy 38 BC.	Harper Comm Plan
Terrie Griffith	3485 N Hwy 38 BC	Harper Community Plan
Reid Young	3976 N Hwy 38 BC	Harper Warder
Ashtey Transtrum	18110 N 6000 W	Blue Phantom
Barbara Misasi	6925 N 5300 W. BRC	Blue Phantom Kennel
DALE LEDOE	3380 N. Hwy 38 BC	HARPER WARD AREA
Lynn & Maryann Jensen	2065 N Hwy 38 BC	Harper Ward Area
Adele Nielsen	3436 No. Hwy 38 B.C.	Harper Ward Area
Darin McFarland	5730 W. 8800 No Elwood, UT	Staff

DRAFT

BOX ELDER
WATER MASTER PLAN
Executive Summary

4TH LARGEST
IN UTAH BY
AREA Box Elder
County

5,746 TOTAL
SQUARE
MILES

934 SQUARE
MILES of County
is water

65,006 2025
Population of Box
Elder County

70% of residents
live on eastern side
of County

43% of County is
Agricultural lands

BACKGROUND

Box Elder County initiated this Water Master Plan in response to a need for coordinated, county-wide water management including cooperation with land use planners and water resource planners. Planning was organized across seven regions to reflect local conditions. The process integrated local knowledge through over 50 interviews and multiple regional meetings with planners, municipalities, irrigation systems, private systems, and environmental groups.

The Master Plan process included identification of actions for local systems to consider as part of the regional plans. It also included an evaluation and development of a list of recommended regional actions and a list of recommended countywide actions.

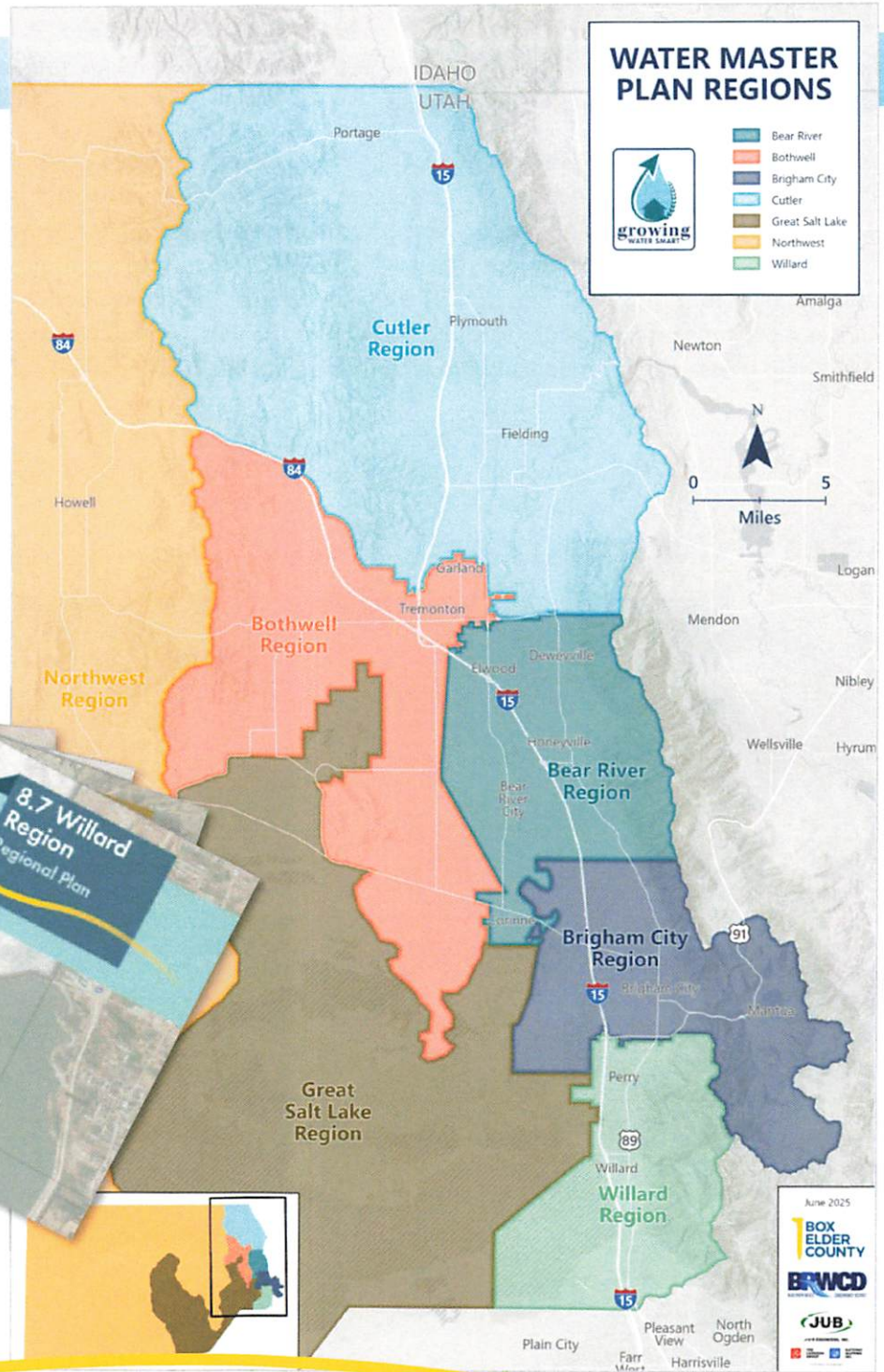
Plan Purpose:

The Box Elder Water Master Plan provides a strategic blueprint for managing our precious Box Elder County water resources; ensuring a reliable supply for our communities now and in the future.



Regions

Seven regions within the county were created as part of this planning effort to address distinct conditions and varying needs across the county. The plan includes a regional plan for each of the individual regions based on the information and data gathered and evaluated.



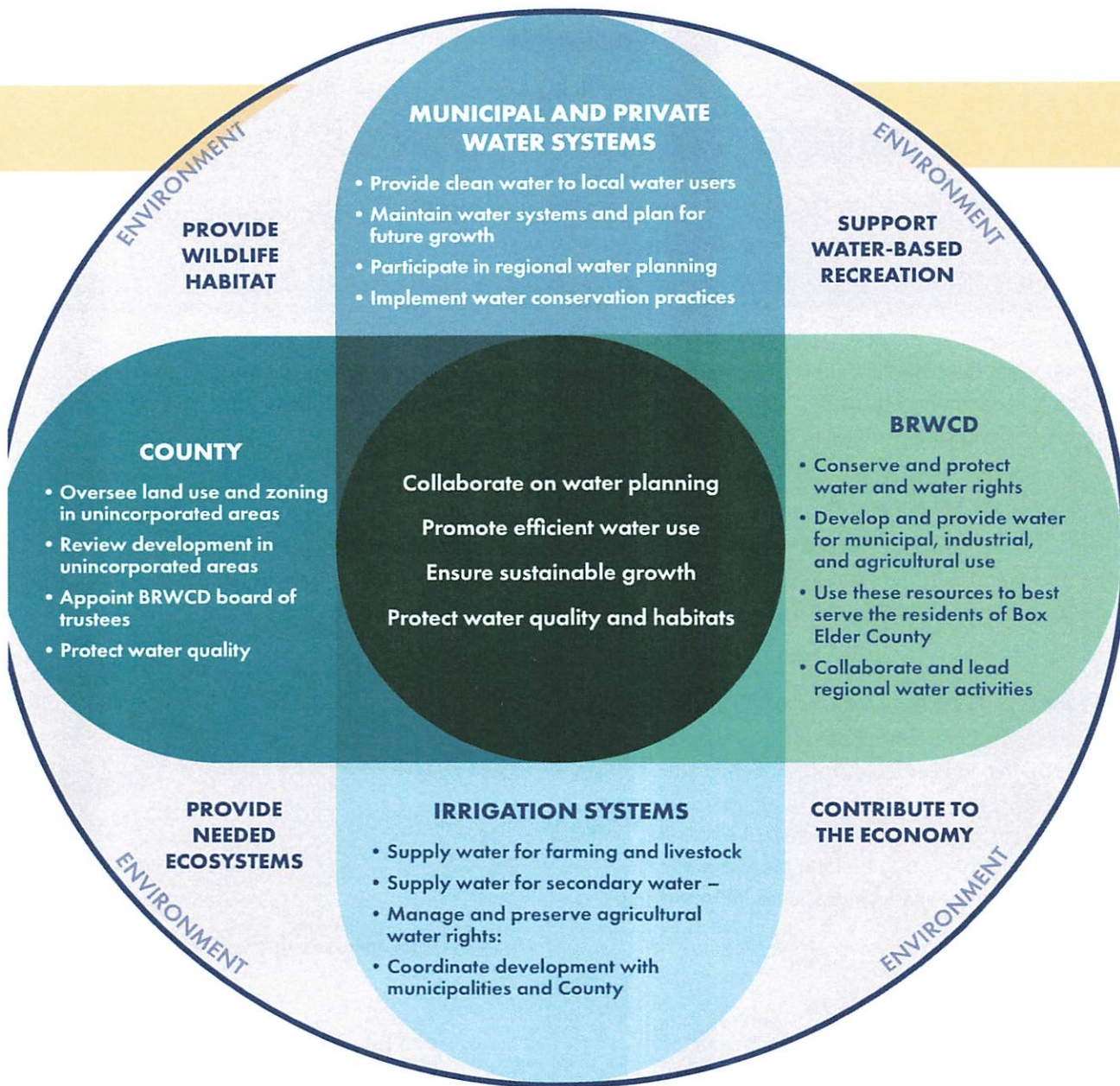
Roles of Water Users in the Plan Process

The Plan unites Box Elder County, BRWCD, municipalities, private systems, irrigation companies, and environmental partners to align land use and water planning.

Box Elder County and BRWCD operate as distinct entities with separate governance structures, yet their missions often intersect, particularly in the realm of water resource management and sustainable development. The County oversees land use and development in unincorporated areas, ensuring that growth aligns with zoning ordinances and long-term infrastructure planning. Meanwhile, BRWCD focuses on conserving, developing, and supplying water for municipal, industrial, and agricultural needs across the county. Both entities collaborate on water planning initiatives, promote efficient water use, and work to ensure that development occurs sustainably. This cooperative relationship is essential for balancing growth and meeting the evolving needs of Box Elder County’s residents.

Roles of the County and BRWCD





Roles of Water Users

Municipal and private drinking water systems maintain infrastructure and plan for future drinking water needs. The county's irrigation systems play a vital role in supporting agriculture, preserving water rights, and coordinating with municipalities to balance urban development with farming needs. Environmental water needs are also a priority especially for sustaining habitats, recreation, and the local economy.

Overall, successful water management in the county depends on collaboration among the county, BRWCD, municipalities, private systems, irrigation companies, and environmental stakeholders to promote sustainable growth and protect vital water resources.

1.

ENGAGED STAKEHOLDERS

GOAL: Build shared understanding and trust through broad participation with communities and stakeholders

The planning team launched a countywide engagement process—It was an essential priority, as part of a Water Master Plan to meet the needs of all users, to engage as many different water users as possible across the entire county to fully understand the challenges and needs facing each of them.

Plan Kick-off Meeting

The Master Plan process began with a Plan Kickoff Meeting designed to gather initial input from a diverse audience of stakeholders across the county. The goal of this meeting was to introduce the planning process, define the scope, and begin identifying the most pressing water issues and concerns across the County.

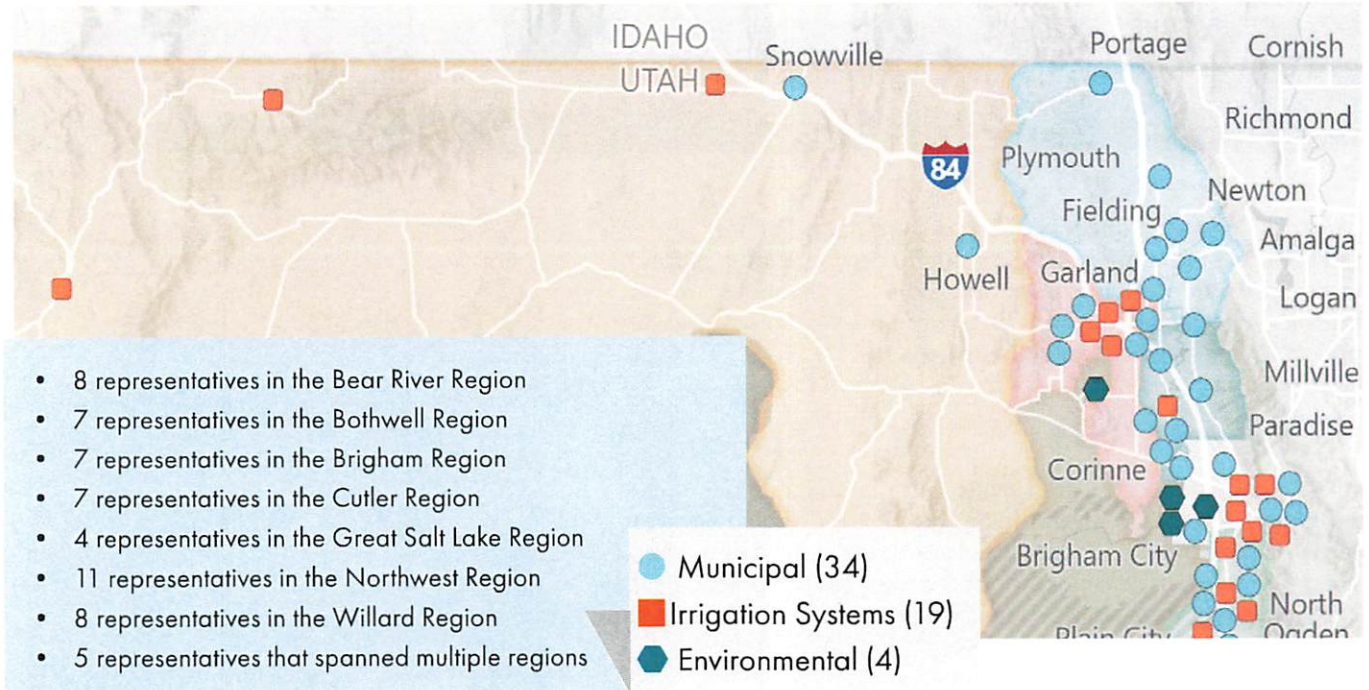
Created a Steering Committee

The Steering Committee was established as a core working group to guide the Master Plan process and ensure that key entities were represented in decision-making. Its primary purpose was to provide essential technical expertise, political support, and direction throughout the planning effort, ensuring the final recommendations were informed and broadly supported.



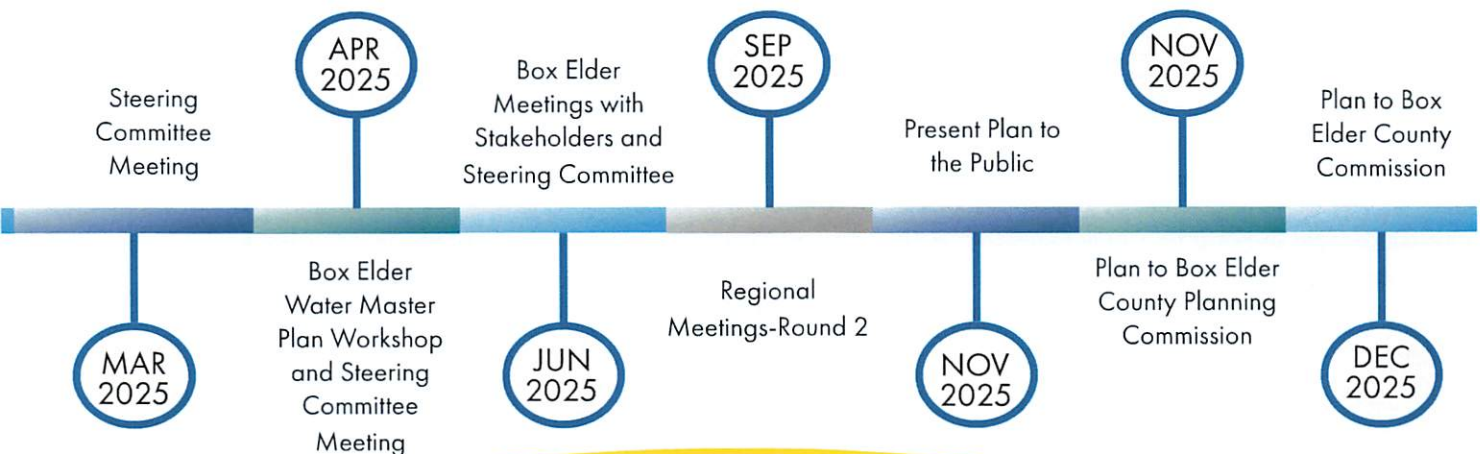
Interviewed Over 50 Stakeholders

Conducted interviews with key stakeholders to gather input across municipal, water districts, irrigation companies, agricultural operators, environmental groups and the public.



Held Two Rounds of Regional Meetings

The Master Plan included two rounds of regional meetings within the seven distinct areas to ensure a thorough understanding of local conditions. These sessions were crucial for identifying specific local and regional challenges and needs, enabling the planning team to accurately tailor solutions to the unique issues facing each area.



2.

COLLECTED & ANALYZED INFORMATION

GOAL: Understand existing and future water supplies throughout the County

To establish a shared understanding of current and future conditions, the team analyzed population growth, water supply and demand, infrastructure capacity, water rights, and conservation potential. Growth hot spots and resource gaps were mapped to inform each region's strategy.

RADAR Exercise

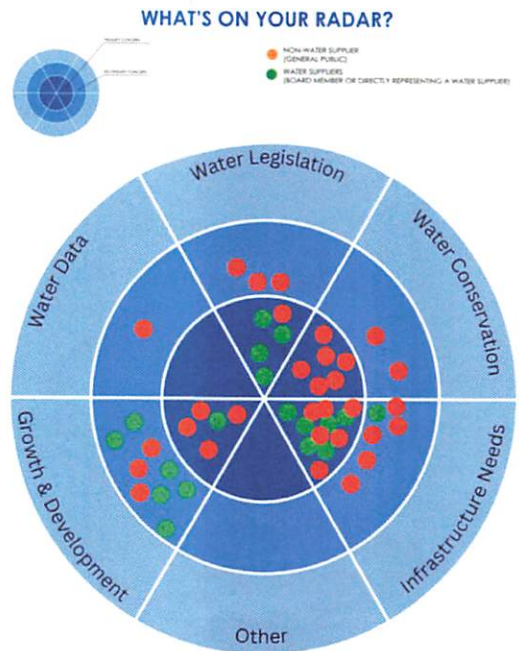
The RADAR Exercise was an activity held during the Public Kick-off Meeting where attendees placed dots on specific categories to provide their input on the concerns and priorities facing their respective regions. The outcomes of this exercise were vital, as they helped guide the subsequent development of stakeholder interview questions, regional meeting agendas, and the criteria used in the prioritization matrix.

Met with Community Planners

As an integral part of the planning process, the team held meetings with community planners from across the county. This was essential to ensure that the Master Plan's water strategies were fully integrated and aligned with existing and future land use and development goals outlined in municipal and county general plans.

Analyzed Growth

The team dedicated time to analyze future growth projections and development trends across the county, which is a necessary step for any long-range infrastructure plan. By understanding where and how the population is expected to expand, the Master Plan could accurately forecast future water demand and ensure that strategies for supply and infrastructure could support this anticipated expansion.

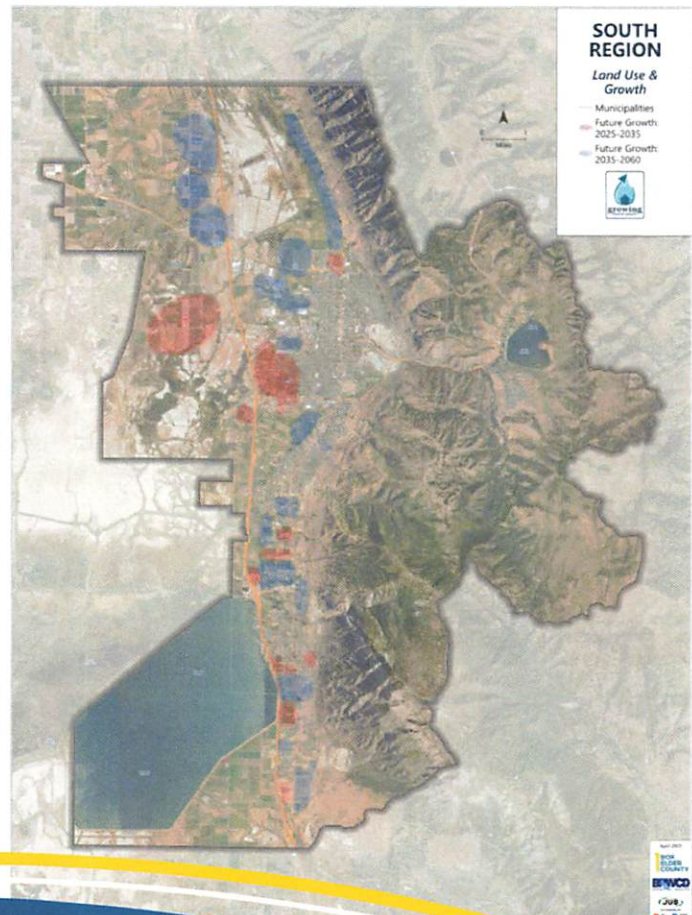
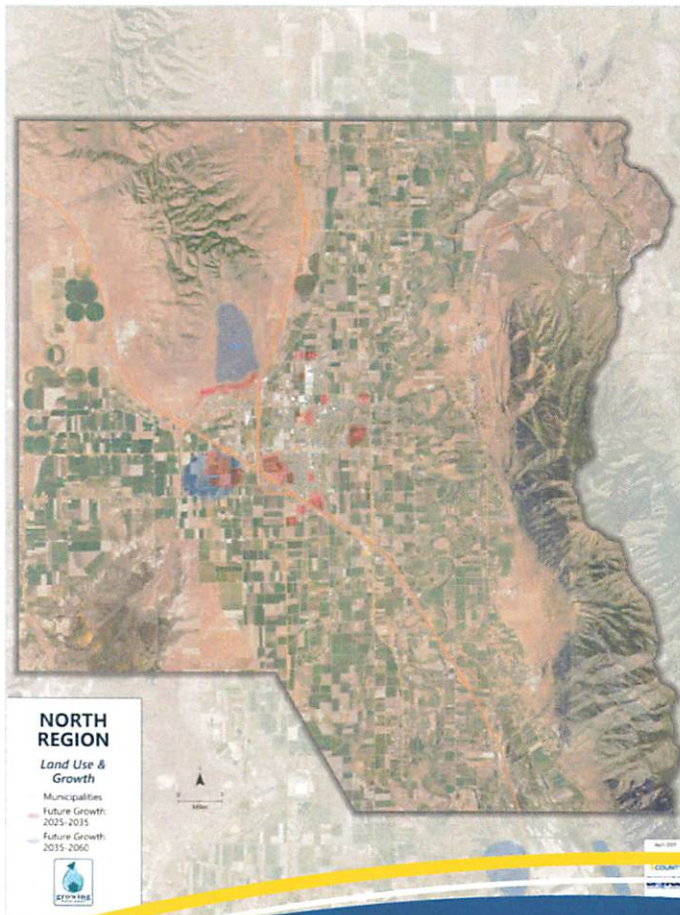


Water Demand Increase: South Area

Public Water Supplier	Estimated 2035 Units	Residential Use (gpcd) (DWR _e)	Total Use (AF) (DWR _e)	Increased Residential Use (AF)	% Increase of Total Use
Brigham City	1,150	140	7,703	523	7
Perry	600	53	1,963	103	5
South Willard	600	55	108	107	99
Willard	650	197	958	416	43

Water Demand Increase: North Area

Garland	230	99	352	74	21
Tremonton	3,185	124	2,923	1,283	44
TOTAL	6,415			2,506	



3.

EVALUATED ACTIONS & STRATEGIES

GOAL: Identify and prioritize actions and strategies for long term county-wide water management

Best Management Practices (BMPs) were translated into candidate actions and scored with a multi-objective framework. This process prioritized actions with the highest shared benefit.

Infrastructure Improvements: Upgrade critical facilities, improve irrigation efficiency, and expand data monitoring networks.

Water Supply & Rights Management: Identify and responsibly develop new sources; require new development to bring water; support conversion of

agricultural water where feasible; monitor groundwater trends.

Water Management & Education: Strengthen inter-entity coordination; educate water users and developers; inform the public on legislation; align land use with water availability; monitor septic impacts.



INFRASTRUCTURE

- Replace aging infrastructure
- Improve connectivity between municipal systems
- Improve water measurement and monitoring
- Standardize secondary water requirements
- Improve irrigation efficiency



SUPPLY

- Identify water sources & develop water responsibly
- Ensure new development brings their own water
- Improve conversion of agricultural water to municipal uses
- Preserve agricultural lands
- Monitor groundwater levels



MANAGEMENT

- Strengthen coordination & agreements between water entities
- Educate water users & developers on conservation & efficient management
- Inform public of proposed water legislation
- Develop long-term funding strategies for water infrastructure
- Protect water rights
- Align land use planning & zoning with water sustainability goals
- Monitor effects of septic systems on groundwater & lot size density

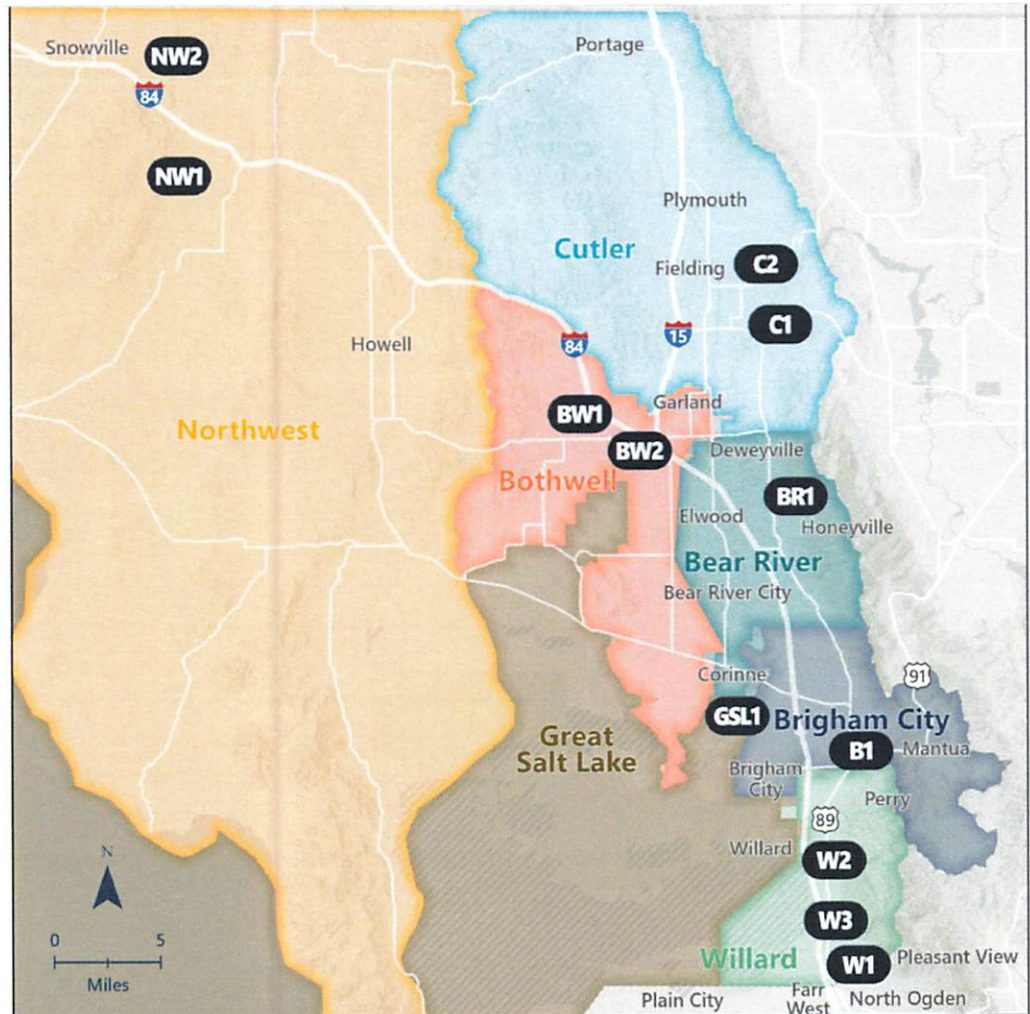
4.

DEVELOPED A RECOMMENDED ACTION PLAN

GOAL: Deliver a coordinated roadmap of regional and county-wide actions for sustained, adaptive implementation.

Regional Actions

Evaluation identified 12 Regional Actions with significant cross-jurisdictional impact. These actions are prioritized for collaborative implementation, supporting a unified and flexible approach across the county.



REGIONAL ACTIONS

- BR1** Evaluate pipe from Harper Ward to Collinston and new wells
- BW1** Pursue funding & evaluate larger pipe improvements & storage from Bothwell to Tremonton
- BW2** Evaluate plant near Tremonton to treat Bothwell water
- B1** Work with Brigham to secure funding to study & implement use of irrigation water for sprinkler irrigation
- C1** Explore UKON / BRWCD partnership to construct a water treatment plant
- C2** Local groundwater level monitoring
- GSL1** Meter outflows from refuge to GSL
- NW1** Assist in water rights tracking, grant writing, & operator certifications
- NW2** Idaho groundwater monitoring
- W1** Equip and connect an existing well
- W2** Evaluate community interconnections
- W3** Seek funding to replace infrastructure at Coleman, Hot Springs, and Fox Hill

County-Wide Actions

In addition to the Regional Actions, the evaluation identified a separate category of county-wide actions that possess a broader scope of impact across multiple regions. These crucial actions were assigned to either Box Elder County or the BRWCD to lead, recognizing their roles as the foundational partners in county-wide water governance and ensuring that the most impactful projects are implemented at the highest level of coordination.

Entity	Action	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
County/ BRWCD	Solidify Roles of Box Elder County and BRWCD	[Timeline bar with red dot at 2030]										
County	Develop and Implement a Water Exaction Policy	[Timeline bar with arrow at 2027]										
County	Update Land Use & Zoning Regulations	[Timeline bar with red dot at 2030]										
County	Complete a Septic System Density Study	[Timeline bar with arrow at 2027]										
County	Manage Diversity & Key Experience on BRWCD Board	[Timeline bar with red dot at 2030]										
BRWCD	Standardize Local Water Project Funding	[Timeline bar with arrow at 2028]										
BRWCD	Sponsor Aging Infrastructure Replacement Projects	[Timeline bar with red dot at 2030]										
BRWCD	Draft Potential City Water Exaction Policy Template	[Timeline bar with arrow at 2028]										
BRWCD	Continue Evaluating Legislative & Water Policy	[Timeline bar with red dot at 2030]										
BRWCD	Develop Secondary Water Standards	[Timeline bar with arrow at 2027]										
BRWCD	Complete a Water Conservation Education Effort	[Timeline bar with arrow at 2028]										
BRWCD	Provide Water Grant Notices	[Timeline bar with red dot at 2030]										
BRWCD	Coordinate with BRCC and Other Irrigators in the County	[Timeline bar with red dot at 2030]										
BRWCD	Provide Stakeholder Coordination	[Timeline bar with red dot at 2030]										
BRWCD	Improve Groundwater Level Database	[Timeline bar with red dot at 2030]										

* ● Represents Milestone Check-in

This living plan supports flexible, region-specific actions within a unified county-wide vision. Implementation will proceed through defined milestones, with periodic review and adjustment as conditions evolve.

Water Master Plan Recognition

Project Leads

Scott Lyons, Box Elder County Community Development Director
Chance Baxter, BRWCD General Manager
Chris Slater, J-U-B Engineers
Quinn Dance, J-U-B Engineers
Josh King, J-U-B Engineers, The Langdon Group
Emily Benson, J-U-B Engineers, The Langdon Group
Emily Mead, J-U-B Engineers

Key Stakeholders

JL Nicholas, Corrine City Public Works
Bruce Nelson, Mayor Honeyville City
Tyler Pugsley, Brigham City Public Works Director
Lyle Holmgren, Mayor of Tremonton
Joe Summers, Bothwell Water
Lesley Kendrick, Deweyville Mayor
Marcus Abel, Town of Mantua Public Works Director
Steve Woerner, Elwood Town
Kelly Lemmon, Collinston Water United
Jeremy Kimpton, Willard City
Riggin Holmgren, Bear River City & ACME Water
Linda Bourne, Garland Mayor
Robert Barnhill, Perry City, City Administrator
Chuck Earl, Fielding Mayor
Brodie Calder, UKON Board Member
Derek Oyler, UKON President
Randy Udy, Bear River Canal
Steve Norman, West Corrine Water Company
Monica Holdaway, Box Elder County Chamber of Commerce
Stephanie Tugaw-Madson
Trevor Nielson, General Manager Bear River Canal Company
Tim Munns, Agricultural Representative
Shane Baton, Mayor Corrine City
Kendral Norman, Corrine City Recorder
PJ Botts, Mayor Brigham City
Jeff Humprey, General Manager Pineview Water Systems
Troy McNeely, Public Works Director Honeyville City
Lesley Kendrick, Mayor Town of Deweyville
Shane Perkins, Marble Hills Water Company

Mike Waite, Brigham City Water Superintendent
Don Wallentine, Town of Mantua Board Member
Blaine Anderson, Sunset Park Water Company
Jon Webb, Sunset Park Water Company
Richard Garrett, Collinston Water United
Kyle Potter, Collinston Water United
Nathan Spackman, Town of Deweyville
Joe Summers, Bothwell Cemetery & Water Corporation

Steering Committee

Madeline Brown, Willard City Planner (Willard Region)
Jay Capener, Bear River Canal Company (Cutler Region)
Randy Udy, Bear River Canal Company (Cutler, Bear River, Brigham, Bothwell Regions)
Steve Norman, West Corrine Water Company (Bothwell Region)
Monica Holdaway, Box Elder County Chamber of Commerce (Brigham Region)
Stephanie Tugaw-Madson (Brigham Region)
Trevor Nielson, Bear River Canal Company (Cutler, Bear River, Brigham, Bothwell Regions)
Chance Baxter, BRWCD General Manager
Tim Munns (Northwest Region)
Bruce Nelson, Honeyville Mayor (Bear River Region)
Lyle Holmgren, Mayor of Tremonton (Bothwell Region)
Scott Lyons, Box Elder County Community Development Director
Boyd Bingham, Box Elder County (Northwest, All Regions)
Carl Mackley (All Regions)

Community Planners

Jeremy Kimpton, Willard City
Madeline Brown, Willard City
Brittany Alfau, Bear River Association of Governments
Tony Elkins, Brigham City
Ryan Halverson, UDOT Region 1
Christy Dahlberg, Wasatch Front Regional Council
Natalie Tippets, Bear River Health Department
Bob Barnhill, Perry City

Scott Lyons, Box Elder County Community Development Director
Jeff Seedall, Tremonton City
Bill Cobabe, Tremonton City
Marcus Wager, Box Elder County
Mark Bradley, Brigham City

BRWCD Board Members

Lyle Holmgren, Mayor of Tremonton
Joe Summers, Bothwell Cemetery & Water Corporation
Lesley Kendrick, Mayor Town of Deweyville
Kelly Lemmon, Collinston Water United
Brodie Calder, UKON Board Member
Jay Capener, Bear River Canal Company
Tim Munns, Agricultural Representative
Chance Baxter, BRWCD General Manager
DJ Bott, Mayor Brigham City
Boyd Bingham, Box Elder County

Stakeholder Interviews

IRRIGATION WATER

Mantua Irrigation
Box Elder Creek Water Users Association
Harper Irrigation Company
North String Irrigation
Bigfield Irrigation
Pineview Water Systems
Bear River Canal Company
Highland Ditch Company
Central Canal Company
Ferry Farms
3 Mile Creek Irrigation
Blue Creek Irrigation
Taylor Farms
The Rose of Snowville
North Side Raft River Irrigation Companies
Spencer Land and Livestock
Poulson Farms
6d Land and Livestock
Willard Irrigation

GREAT SALT LAKE ENTITIES

Bear River Migratory Bird Refuge
Salt Creek Waterfowl Management Area (UDWiR)
Bear River Club Company
Chesapeake Duck Club

CULINARY WATER

Brigham City Corporation
Mantua Culinary Water Systems
ACME Water Company
Collinston Water System
Corrine City Corporation
Deweyville Municipal Water System
Elwood Town
Harper Ward Water System
Honeyville Municipal Water System
West Corrine Water Company
Bothwell Cemetery and Water Corporation
Garland City Corporation
Sunset Park Water Company
Thatcher (Marble) Hills Water Company
Thatcher-Penrose Service District
Tremonton City Corporation
Beaver Dam Water System
Nucor Steel Corporation
Riverside North Garland Water Company
Portage Municipal Water System
UKON Water Company
Willow Creek Water Company
East Grouse Creek Pipeline Company
Howell Town Water Department
Northrop Grumman
Snowville City Water System
BRWCD South Willard System
Coleman Mobile Home Court
Fox Hill Mobile Home Community
Hot Springs Trailer Court
Perry City Water System
South Willard Water Company
Willard City Water System
Plymouth Town



J-U-B ENGINEERS, INC.



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

J-U-B FAMILY OF COMPANIES

CHAPTER 9:

Transportation + Infrastructure



We make sustainable, efficient, and convenient infrastructure choices that place Box Elder County and its communities in a strong position for the future. Infrastructure systems generally include transportation, water, sewer, waste disposal, WIFI, and energy.

What We Heard:

A focus on local streets and shorter trips for walking, biking, and driving (69% - Scenario C feedback)

Day-to-day goods and services closer to where people live (67%, Scenario D feedback)

New job centers in Brigham City and Tremonton downtowns/mixed use areas (80% - Scenario D feedback)

Downtown mixed-use areas of cities are the major focus for new places to work, live, shop, and play (80% - Scenario D feedback)

Transportation and Infrastructure Discussion

It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Box Elder County. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the County.

Existing Transportation System

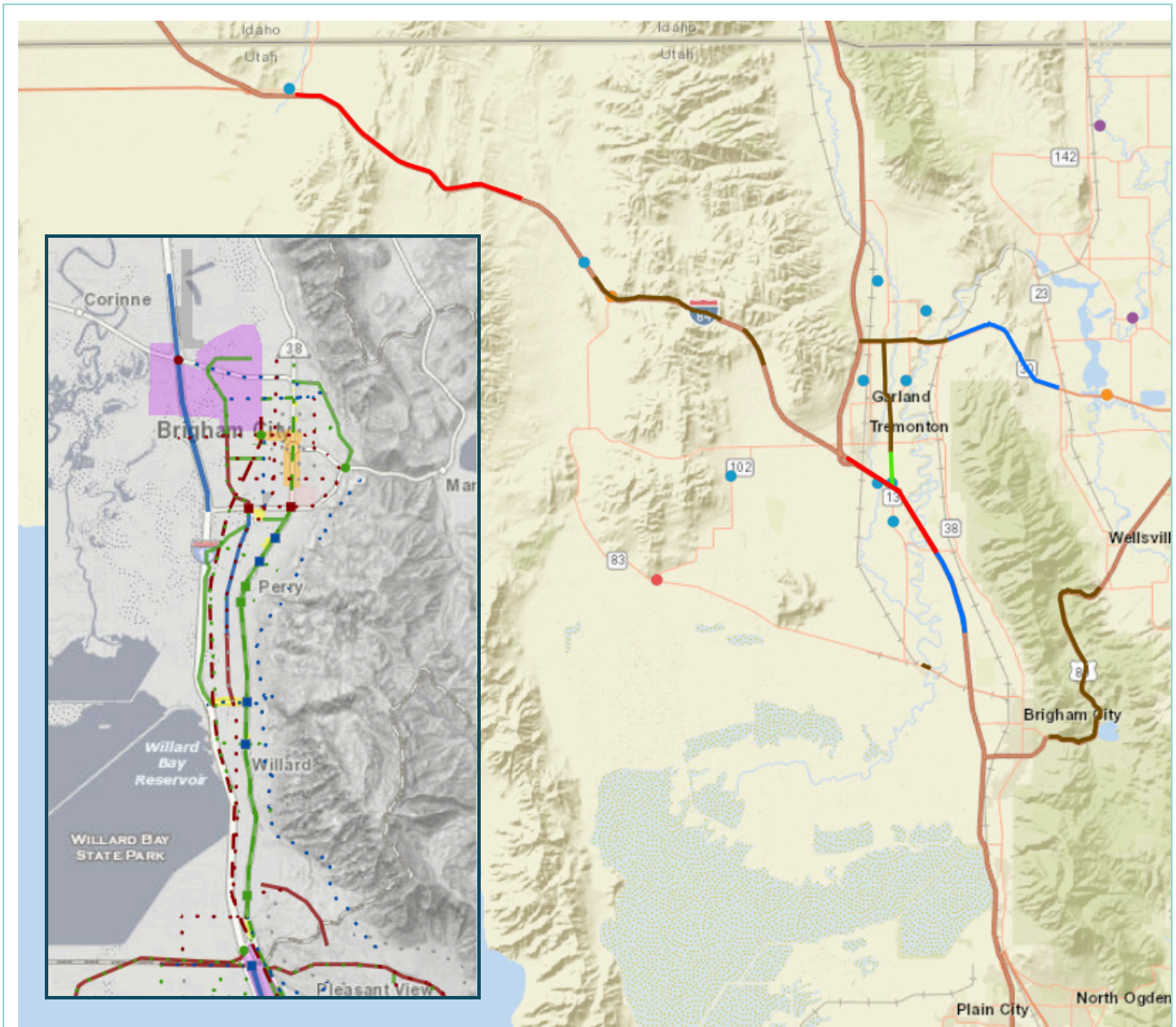
The existing transportation network is characterized by community areas that are generally designed along a grid pattern. These community areas are connected with arterial

roadways that parallel the hillsides on the southern end of the county and make direct connections between developed areas in the north.

Future Transportation Corridors

Transportation planning in the Box Elder County area is coordinated with the Wasatch Front Regional Council (WFRC) in the southern end of the county and is conducted by the UDOT in the northern and western areas.

County planners work with WFRC to outline future investments in road, transit, and bike/pedestrian projects. Their work with UDOT typically focuses on major corridor projects (i.e. highways, bridges, and major intersections).



Utah Statewide Rural Long-Range Transportation Plan 2019-2050 map. (Source: UDOT - [click for original](#)). The inset on the left is the Wasatch Choice Regional Transportation Plan 2019-2050 map. (Source: Wasatch Front Regional Council - [click for original](#)).

Impact Fees + Traffic Impact Studies

Box Elder County currently does not administer a street impact fee for transportation improvements. Impact fees are meant to assist in building the necessary roadway improvements to handle the increased growth and mitigate congestion that is currently being realized on the roadways in the County. Proposed roads on the future roadways map

and maintenance of existing roads can be funded, at least partially funded, by these fees.

To achieve plan goals, Box Elder County may elect to create an impact fee after completing a study to establish a fee for any new development. For larger developments, a traffic impact study (TIS) should be a regular part of application requirements. A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically

concerned with the generation, distribution, and assignment of traffic to and from a new development. Since residential and private roads are not part of a future roadway map, TIS reports allow the County flexibility when determining impacts to these smaller road locations.

Roadway Design

A safe transportation system is one of the top priorities of Box Elder County. New roads should be designed to give proper access to emergency vehicles and should be well maintained. Also, roadways and walkways should be designed in a way that all transportation modes can equally access and use the transportation system.

Overall, the roadway network should focus on connectivity. This means that block sizes should not be too large, and important collectors should not dead end or terminate in a cul-de-sac. This is best achieved by using a hierarchical grid system of roadways, which Box Elder County and most communities already have in many areas. The County supports further development of swales, widened shoulders, and street trees in roadway design.

Specific areas of concern are residential neighborhoods and school drop-off zones. The use of cul-de-sacs should be reduced to assure more connections. Traditional grids generally help achieve better street connectivity and traffic distribution. Streets that serve schools should encourage traffic calming devices and have well-designed pedestrian street crossings. Minor collectors should reinforce the current grid system, where established.

Access Management

A critical factor to the safety and function of the transportation system is access management. Access management is the practice of coordinating the location, number, spacing, and design of access points to minimize site access conflicts and maximize the traffic capacity of a roadway. Techniques include signal spacing, street spacing, access spacing, and interchange to crossroad access spacing.

Since the main roads through the County are State highways, the County cannot exclusively control

access on them, but on local collectors the County can focus on more access to slow down traffic and minimize cut through traffic as State highways become more congested.

Future commercial and high-density residential development in centers should anticipate and coordinate access management requirements from UDOT.

Public Transportation

Public transportation is important for those who choose that option, and is critical for those considered seniors, low income, and those with a disability. While the County does not actively provide public transportation, some are providing services to meet transportation needs, such as:

- Privately-owned transit operations
- Local senior centers
- Nonprofit service providers.

The Utah Transit Authority recently conducted a study that found demand for express bus service as far north as Perry. It also suggested that the Frontrunner rail service could be extended into the County, but that demand wouldn't be sufficient for quite some time, likely beyond the 2050 timeframe for this plan. A recent plan for the Tri-County area can be found with this link:

https://media.rainpos.com/65/transit_study_2020.pdf

Water Use and Preservation

Box Elder County's water resources are limited, and careful planning is essential to ensure that current and future residents, businesses, farms, and industries have access to reliable and sustainable water supplies. To meet state law (SB110; Utah Code 17-79-403), the County has prepared and adopted a Water Use and Preservation Element, included as Appendix E, which provides the full analysis, data, and coordination required for compliance. Appendix E is also incorporated into and supported by the County Water Master Plan, which provides a more detailed review of existing supplies, future demands, system capacities, agricultural water systems, canal networks, and water conservation strategies.

The County will continue to support and coordinate with municipalities, the Bear River Water Conservancy District, local water districts and companies, canal and irrigation providers, and state agencies in the development, adoption, and implementation of water collection, storage, distribution, and conservation plans. The County recognizes that future development will depend on the availability of adequate water service and that land use decisions must be aligned with realistic assessments of water supply and long-term demand.

Water conservation remains a key priority. Appendix E and the Water Master Plan outline a variety of tools and practices—including landscape standards, water-wise development techniques, system efficiency improvements, and best management practices for both existing and future development. These strategies build upon ongoing efforts across the state to promote efficient water use, reduce waste, and encourage residents and businesses to adopt water-wise landscaping, irrigation technologies, and other conservation measures.

Box Elder County supports growth within communities and areas where adequate services either exist or can reasonably be provided. The County does not support the extension of services into areas not identified for future development. Readers should refer to **Appendix E** and the **County Water Master Plan** for the full Water Element, detailed data, required consultations, and implementation strategies.

Box Elder County water resources are limited. The County will continue to support the development, adoption and implementation of water collection, storage, distribution, and conservation plans by local municipalities, the conservancy districts, and water districts and companies.

Due to the drought, recent State Legislative discussions are considering requiring that General Plans include the topic of water. Many water districts across the State are exploring a variety of techniques to encourage water users to conserve. These strategies are laid out in Master Plans and Drought Resiliency Plans and the Bear River Water Conservancy District (BRWCD) has recently adopted such a plan—see

<http://brwcd.com/wp-content/uploads/2019/06/BRWCD-Master-Plan-FINAL-REPORT.pdf>.

The BRWCD studies project that the current resources will be insufficient in the future to handle the anticipated growth/demand. The BRWCD bases their Master planning efforts on securing water supplies for the future, conserving water, the construction of water projects on the Bear River as well as enhancing groundwater supplies. Their Conservation Strategies and Groundwater Augmentation include the renovation of wells and springs, water treatment of poor quality groundwater, blending poor quality and high quality groundwater, moving to pressurized irrigation systems, increasing aquifer storage and recovery, and wastewater reuse.

Water districts across the State are beginning to provide incentives for water conservation such as grants for conversions of existing landscaping to xeriscape/water-wise landscapes, smart irrigation controllers that turn off the system when rainfall is abundant, only allowing a certain amount of water to be used, meters for secondary water use, rebates for removing grass/turf, and free water audits to assess if your system is working properly. Some irrigation companies are requiring water-wise techniques and plans before they will provide service.

Communities are engaged in creating water-wise landscapes as a requirement for getting a building permit. Such ordinances usually specify a maximum amount of turf, and that rock mulches need to have defined amounts of shade through the planting of trees, and even more common is a prevention of vegetation in park strip areas except for appropriately sized trees. Leading edge communities are tying this conservation movement to Low Impact Development (LID) techniques to retain stormwater on-site.

Box Elder County understands that future development is most likely to occur in areas where adequate services are available. The County does not support extending services through or into areas that have not been identified for future development. With respect to responsible land use planning and efficient resource use, it is the County's preference that growth and development take place within existing communities or in unincorporated areas within which adequate services are or may be made available.

~~In 2019, the Utah Division of Water Resources conducted a study on the potential for further development of the Bear River. The report concluded that the area demand for new water sources will increase with the expected population growth. Potential for new reservoirs exists for Whites Valley and from the Bear River near Fielding and South Willard with pipelines that would connect these resources:~~

~~(Note that watershed protection, water rights, ditches/canals, irrigation, and similar issues are discussed in the County's Resource Management Plan—available at [this link](#)).~~

Water System Threats

Groundwater contamination originates from pollutants from several sources by seeping into the groundwater. Examples of potential threats to Box Elder County's groundwater contamination include (this is not an exhaustive list):

- Mining operations, especially gravel pits
- Agricultural fertilization practices
- Junkyard and salvage operations
- Governmental facility and equipment storage of salts and mosquito abatement chemicals
- Fertilizers and pesticides originating from cemeteries, nurseries, and greenhouses
- Oil and fuel storage tanks
- Chemical spills
- Overuse of culinary water for irrigation purposes—consider requiring secondary water for residential landscaping
- Drought

Wastewater Management

Currently, several of the larger communities have wastewater systems designed to meet their specific needs and levels of anticipated growth. On the other hand, homes in the unincorporated areas of the County operate on individual septic tanks and drain fields. It is the County's position that individual wastewater disposal systems are appropriate to use in areas of low density/rural development, where

common systems are not feasible, if site conditions are suitable, and the anticipated contaminant load is not a concern to the underlying aquifer.

To control the cumulative effects of septic systems on ground water resources, Bear River Health Department, in cooperation with the Utah Association of Conservation Districts and the Utah Division of Water Quality, will utilize soil-type mapping and other information to identify areas suitable for septic system supported development and assess the numbers or densities of septic systems that may be accommodated within these areas.

Power System

As Box Elder County continues to grow, the County will need to address several challenges to ensure a sustainable, safe, reliable, and cost-effective electric distribution system. The total electric demand to the system will continue to increase as the population and economy grows. To serve this increasing demand, the County supports efforts by private utilities to plan for a long-range strategy and to advanced technology solutions to slowly move away from traditional power generation sources. In addition, solar power installations are appropriate, especially in areas that lack irrigation water.

If the County wishes to lead the way in transitioning to electric or less polluting systems, where reasonable the County fleet could become electric, County buildings could be retrofitted with solar roofs, more insulation, and charging stations.

(Note that energy-related issues (including solar and other alternative sources) are discussed in the County's Resource Management Plan - [available at this link](#)).

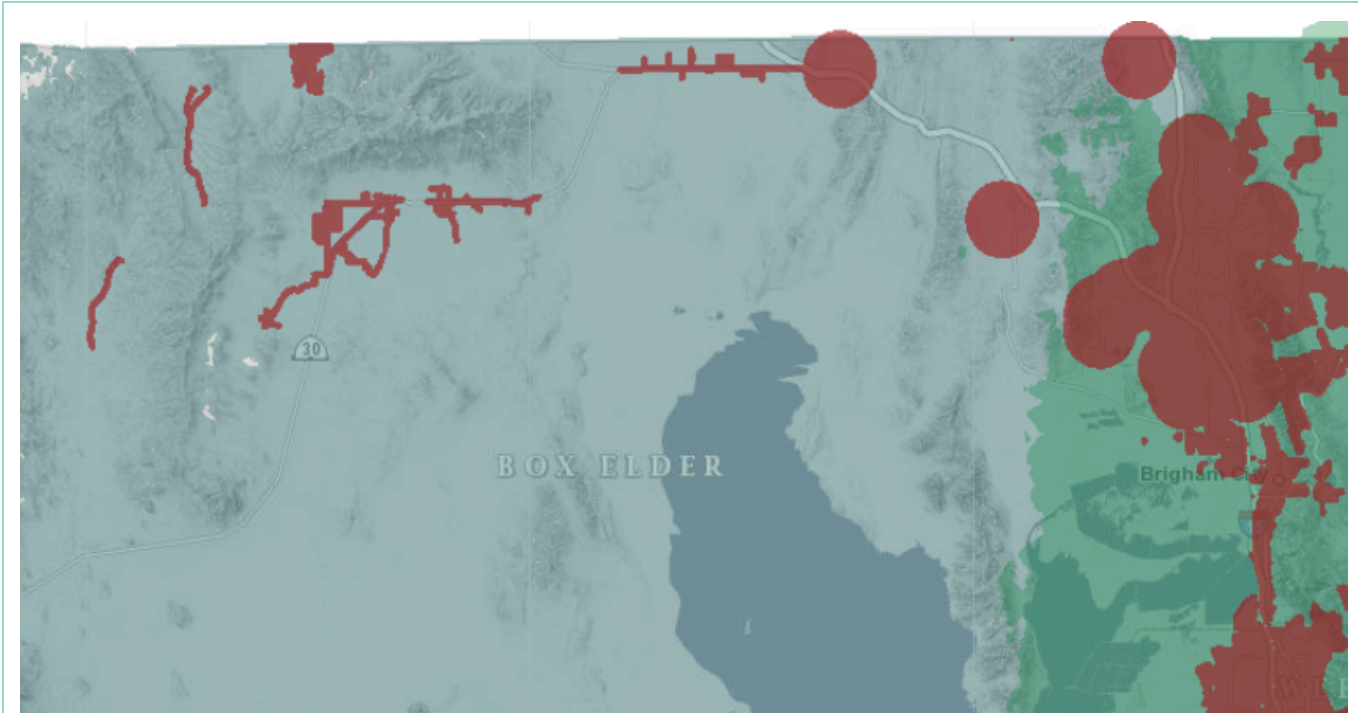
Broadband Access

Broadband has a constantly changing definition; however, it is the term typically used to describe high speed Internet service that is "always on" and available.

Wired internet (cable, DSL, fiber) is available in much of the populated areas on the east side of Box Elder County. Mobile wireless services are available in many of the more remote areas, but speeds vary.

The County will continue to work with internet service providers to improve the quality and coverage available to residents and business owners

in Box Elder County. The County should support seeking grants for system improvements as they become available.



Map showing broadband internet access in Box Elder County ([click for original](#)). The blue areas in the map indicate areas with basic cell reception. The red and green areas currently have a higher level of service.

Goals + Strategies: Transportation and Infrastructure

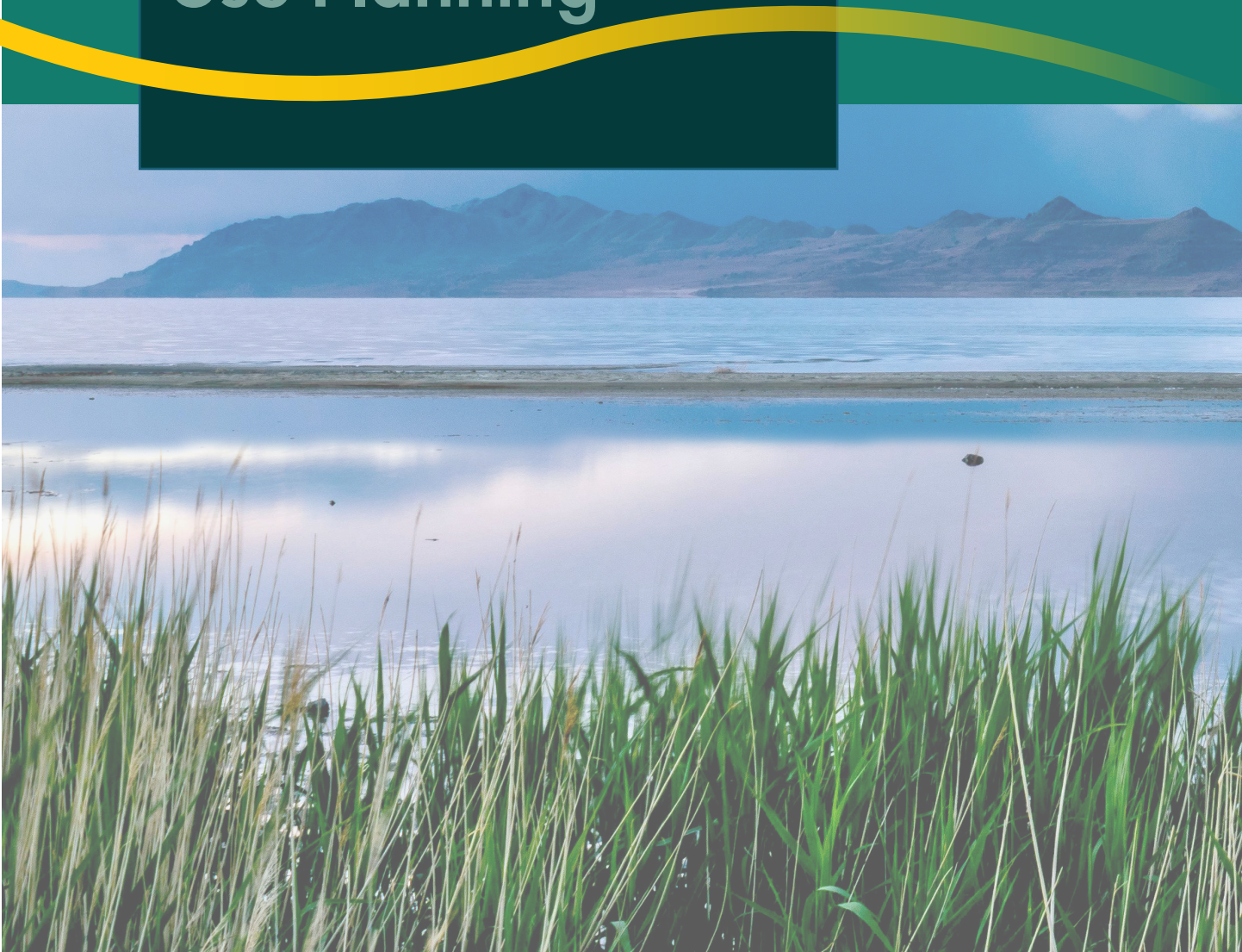
1. Encourage transit-ready development near the potential express bus site and where FrontRunner stations are likely. Help preserve rights-of-way for rail, but use such rights-of-way for a community benefit in the short term.
2. Coordinate with UDOT to improve State highways and routes with trails and swales. Consider perpendicular crossings with innovative safety measures to assure such roads do not become barriers in the future.
3. Prioritize and then implement resource management plan policies.
4. Railroad rights-of-way should be buffered to assure their long-term use, especially for transport of agricultural products.
5. Emphasize local roads that provide efficient and convenient options for cars, bikes, and pedestrians and reduce pressure on expensive regional road networks.
6. Support creating van pool options for major employers.
7. Test bus potential from Brigham City to Logan; explore pilot program.

8. Encourage expanding broadband networks that serve job centers and areas of concentrated residential growth, and provide options for outlying areas.
 - a. Encourage expanding broadband service levels to rural areas, especially western Box Elder County, to improve work from home and communication opportunities.
 - b. Seek grants to assist in the installation of broadband networks.
9. Introduce low impact development stormwater techniques.
10. Support alternative energy use and development, such as thermal heating systems, solar farms, and wind farms.
11. Support the airport for expanded use, and protect it with compatible uses.
12. Coordinate with UDOT and the cities to consider alternate truck routes that avoid the main streets in centers and downtowns (e.g. Commerce Way in Tremonton)



APPENDIX E

CHAPTER 4: Integration of Water Use & Land Use Planning



4.1 Introduction

In 2022, Senate Bill (SB) SB 110 was passed by the State legislature, which required most municipalities and all counties to develop a water use and preservation element that is integrated with the land use planning and development of the general plan. This legislation was then incorporated into Utah Code 10-9a-403 for municipalities and 17-79-403 for counties. The timeframe for implementation is by December 31, 2025.

To meet S.B.110 requirements, this plan documents consultations with community water systems, canal companies, and municipalities across Box Elder County. The structured interview and regional meeting process ensured active participation from systems within unincorporated and rural areas, fulfilling both the intent and letter of the law.

Therefore, part of this master planning effort will be utilized to fulfill these planning requirements. The effort needs to include:

1. The effect of permitted development or patterns of development on water demand and infrastructure
2. Methods for reducing water demand and per capita consumption for existing development
3. Methods for reducing water demand and per capita consumption for future development
4. Modifications that can be made to a local government's operations to reduce or eliminate wasteful water practices

4.2 County Water Element Checklist

The Utah Division of Water Resources has created materials and provides documents that support municipalities and counties in meeting this legislation. A "County Water Element Checklist (Checklist)" has been provided, which outlines the four items above, along with recommended coordination with agriculture entities and consultations with community water systems. Throughout this planning effort, stakeholder engagement has been vital, with 56 different stakeholders being interviewed.

4.2.1 Development Impact

Development will have an impact on water demand, as well as create a need for new infrastructure. It is critical to understand the existing reliable supplies to serve current development, along with creating a plan for future development. Box Elder County does not own or operate any water supplies or water systems, but has regular coordination with public water suppliers. In portions of the unincorporated County, the BRWCD supplies culinary water.

Figure 4-A: Public Water Supplier Data Table below is a summary of the Division of Water Resources data from 2022. Additional details related to this data is included in Chapter 5: Existing Water Supplies & Demands.

Chapter 6: Future Water Supply & Demand, breaks the growth areas into the north and south regions, but the summary table below combines that information. In addition to the defined growth areas within the Public Water Suppliers (PWS) listed in the table, there should also be consideration for the single-lot construction that will occur within the unincorporated county or within smaller communities. This impact was quantified by applying a 1% increase in Total Use. This equated to an additional increase of 77 AF. This has been added to the table above. The impact of this single-lot construction may seem minimal but should be monitored and understood. The documentation above allows the County to have a reasonable amount of water that should be planned for by various PWS. This generally outlines a “water budget” that can be used for future planning documents.

Figure 4-A: Public Water Supplier Data Table

Water Demand Increase						
Public Water Supplier	Estimated 2035 Units	Residential Use (gpcd) (DWR _e)	Total Use (AF) (DWR _e)	Increased Residential Use (AF)	% Increase of Total Use	Total Potable Supply (AF)
Brigham City	1,150	140	7,703	523	7	21,958
Perry	600	53	1,963	103	5	1,452
South Willard	600	55	108	107	99	638
Willard	650	197	958	416	43	1,775
Garland	230	99	352	74	21	2,080
Tremonton	3,185	124	2,923	1,283	44	4,802
TOTAL	6,415			2,506		

4.2.2 Water Reduction for Existing & Future Development

Within this planning effort, a significant amount of time was spent receiving feedback on best management practices (BMPs) that could be implemented or adopted to promote smart water planning throughout the county. Some of the BMPs and discussion topics included improved water policy, updated landscape incentives/standards, improved and focused water use education, and others. The Public Process portion outlines the coordination and engagement that were completed regarding the BMPs. See Chapter 7: Evaluation of Potential Actions for a detailed summary of the BMPs.

4.2.3 Water Modifications

At the forefront of water reduction methods is water conservation through landscape incentives. The DWRe has launched a Landscape Incentive Program that provides compensation to residents within an eligible location. They have reached out to Box Elder County in hopes of listing them as an eligible location for this incentive. This incentive will require the adoption of the following landscape standards:

Propose Landscape Standards

- No lawn in parking strips or areas less than eight feet in width
- No more than 50 percent of front or side yard landscaped areas in new residential developments shall be lawn
Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area
- In new commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20 percent of the total landscaped area outside of active recreation areas



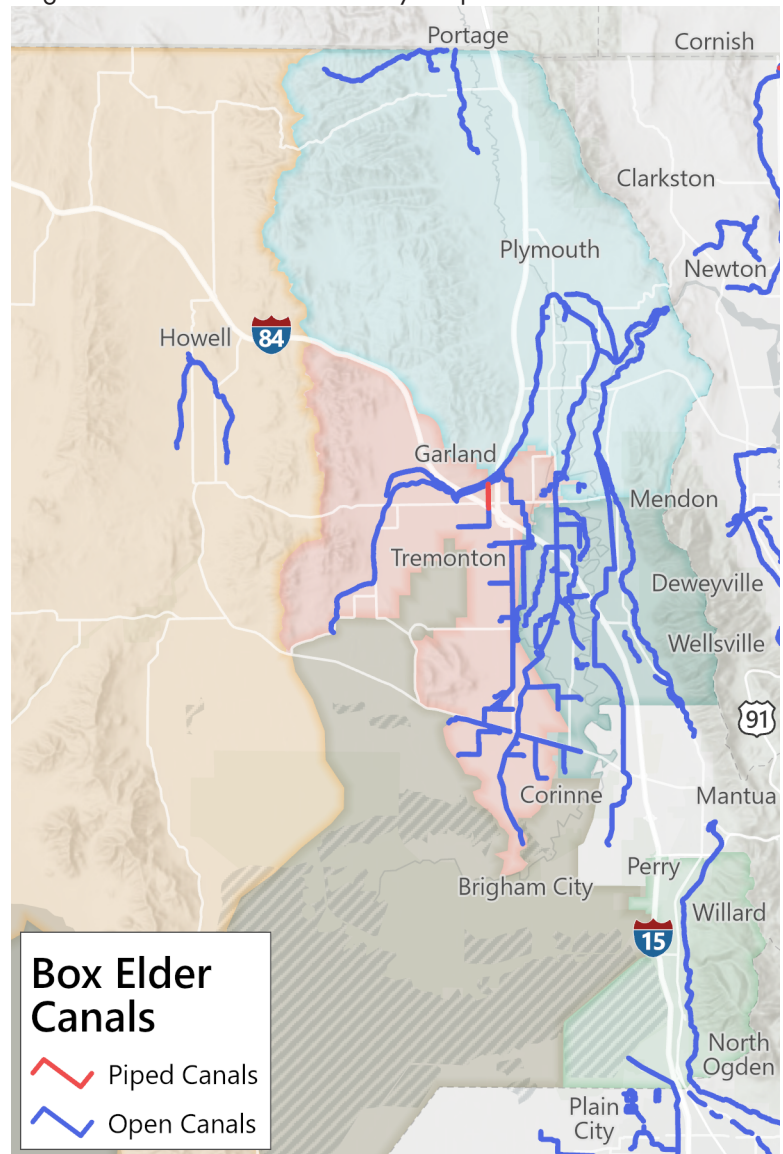
4.2.4 Agricultural Systems

The legislation asks to provide the following: "Process for identifying irrigation canal/ditch companies that have delivery systems within the county boundaries, along with a notification to these entities." The following figure, Figure 4-B: DWRi Canal Inventory Map, illustrates the existing canal inventory that the Division of Water Rights (DWRi) maintains for the canal systems within our study area. The DWRi also maintains a database of contacts for canal companies throughout the state, https://waterrights.utah.gov/canalinfo/canal_owners.asp.

As outlined in the Public Process portion of this report, a significant outreach and engagement effort was undertaken as part of this planning effort. This effort included specific stakeholder interviews with the following agricultural entities within Box Elder County.

Box Elder County does utilize agricultural protection zones (APA) within the unincorporated county. These zones are good first step that is being utilized to facilitate protection areas. These zones are regularly changing as property owners request entering into or existing an APA for the property they own. Due to the regular changes, a current map will not be provided within this report, but a current zoning map can be referred to on the County GIS website.

Figure 4-B: DWRi Canal Inventory Map



Stakeholder Interviews: by Region of County

Region	Irrigation Water	Culinary Water
Bear River Region	Bear River Canal Company (BRCC) Highland Ditch Company Central Canal Company	ACME Water Company Collinston System (BRWCD) Corrine City Corporation Deweyville Municipal Water System Elwood Town Harper Ward Water System (BRWCD) Honeyville Municipal Water System West Corrine Water Company
Bothwell Region	Bear River Canal Company (BRCC) Ferry Farms 3 Mile Creek Irrigation	Bothwell Cemetery & Water Corporation Garland City Corporation Sunset Park Water Company Thatcher (Marble) Hills Water Company Thatcher-Penrose Service District
Brigham Region	Mantua Irrigation Box Elder Creek Water Users Association Harper Irrigation Company North String Irrigation Bigfield Irrigation Pineview Water Systems	Brigham City Corporation Mantua Culinary Water Systems
Culter Region	Bear River Canal Company (BRCC)	Beaver Dam Water System (BRWCD) Collinston Water System (BRWCD) Nucor Steel Corporation Plymouth Town Portage Municipal Water System Riverside North Garland Water Company UKON Water Company Willow Creek Water Company
Great Salt Lake Region	Bear River Migratory Bird Refuge Salt Creek Waterfowl Management Area Bear River Club Company Chesapeake Duck Club	N/A
Northwest Region	Blue Creek Irrigation Taylor Farms The Rose of Snowville North Side Raft wRiver Irrigation Companies Spencer Land and Livestock Poulson Farms 6d Land and Livestock	East Grouse Creek Pipeline Company Howell Town Water Department Northrup Grumman Snowville City Water System
Willard Region	Willard Irrigation 3 Mile Creek Irrigation Pineview Water Systems	Perry City Willard City Water System Coleman Mobile Home Court Fox Hill Mobile Home Community Hot Springs Trailer Court

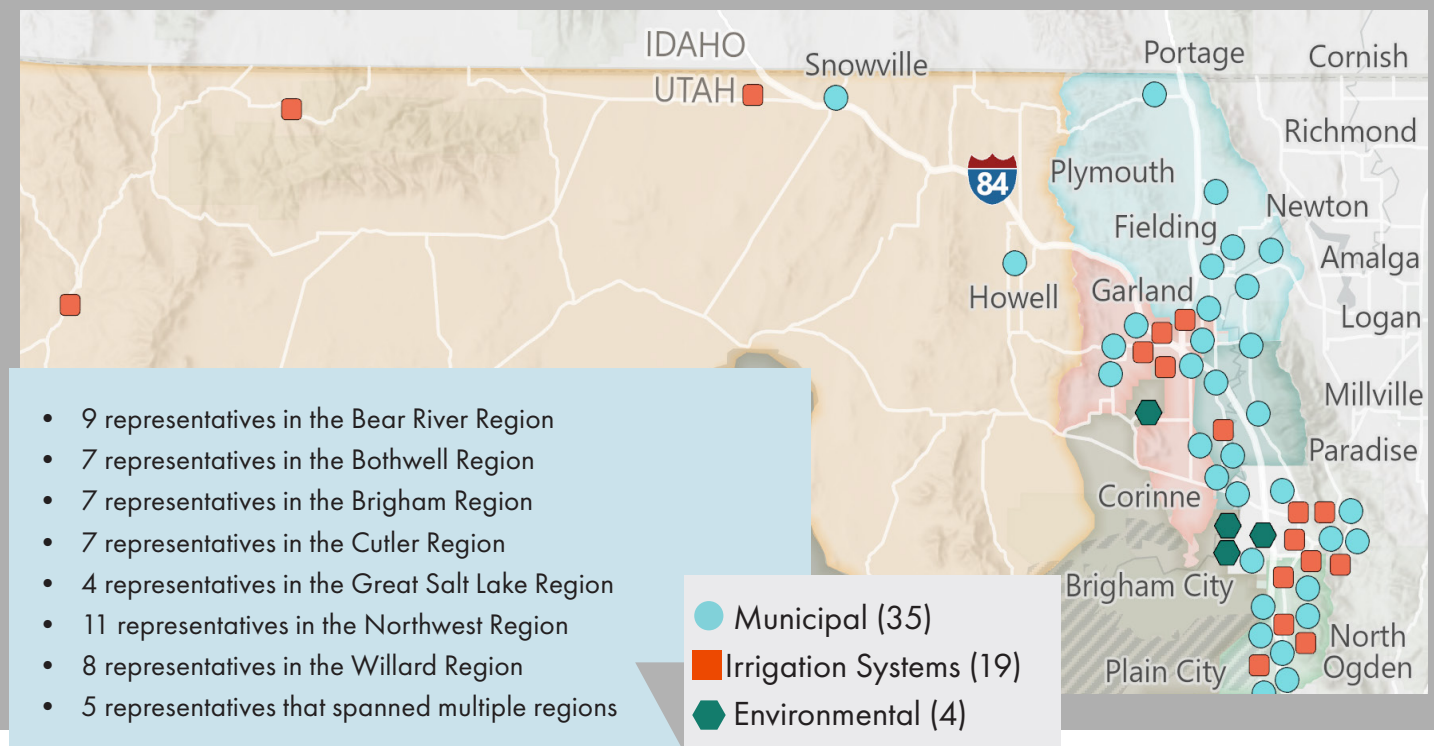
4.2.5 Public Water Systems

The legislation asks to provide the following: “Documentation of consultations with a minimum of all community water systems within unincorporated areas of the county.”

As outlined in the Public Process portion of this report, a significant outreach and engagement effort was undertaken with this planning effort. This effort included specific stakeholder interviews with the following community water systems within Box Elder County, and is notated by county region. See Figure 4-C: Box Elder Stakeholder Interviews Map.

Additional municipalities, Bear River City and Fielding, along with a public group, Collinston Water United, were also engaged in the planning process. Refer to the Public Process chapter which outlines the results of these interviews.

Figure 4-C: Box Elder Stakeholder Interviews Map



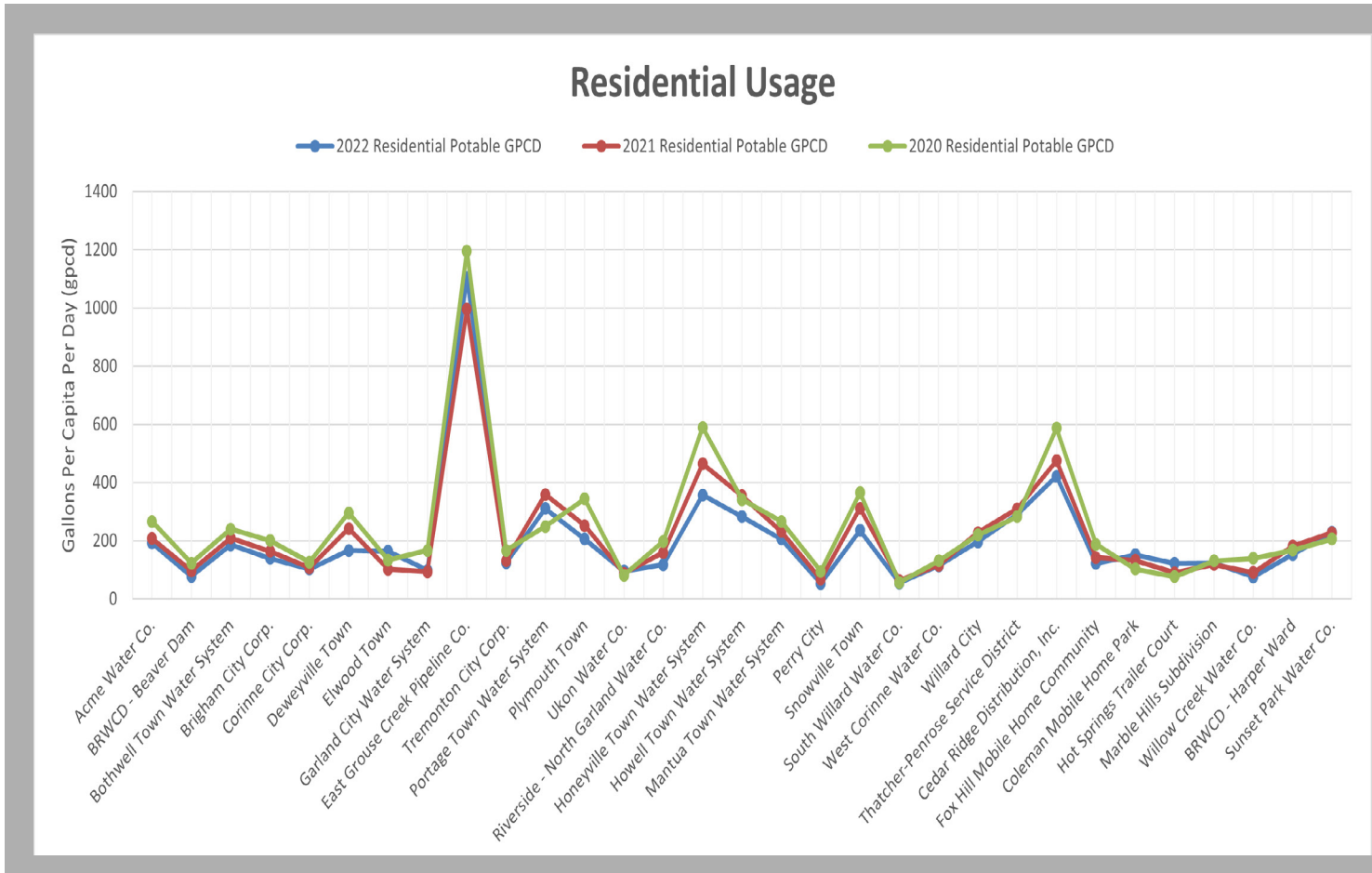
The Master Plan’s planning component relied on detailed water demand projections and usage data from the Utah Division of Water Resources (DWRi) and municipalities, specifically utilizing the 2021 Utah State Water Plan. Key metrics, including Residential potable gallons per capita per day (gpcd) and Total Potable Supply, were reviewed and discussed directly with each of the 28 Public Water Suppliers (PWS) during stakeholder interviews, emphasizing the need for regular review and updating of their water usage reporting. See Figure 4-D: Public Water Supplier Data Table on the following page.

Figure 4-D: Public Water Supplier Data Table

Public Water Supplier Data			
Public Water Supplier	Residential Potable GPCD	Total Potable Use (AF)	Total Potable Supply (AF)
ACME Water Company	192	252	1089.5
Brigham City Corporation	140	6,126	21,958
Bothwell Cemetery & Water Corporation	186	70	210
Coleman Mobile Home Park	152	10	16
Corrine City Corporation	103	126	303
Deweyville Town	167	104	652.9
East Grouse Creek Pipeline Company	1105	61	92
Elwood Town	164	290	1057
Garland City Water System	99	352	2080
Honeyville Town Water System	357	767	1186
Howell Town Water System	283	97	195.9
Mantua Town Water System	206	306	907.9
Marble Hills Subdivision	124	44	0
Perry City	53	442	1452.7
Plymouth Town	206	150	388.2
Portage Town Water System	311	116	176.6
Snowville Town	236	106	129.1
South Willard Water Company	55	108	638.5
Sunset Park Water Company	229	10	35
Thatcher-Penrose Service District	291	166	336.5
Tremonton City Corporation	124	2586	4802
UKON Water Company	96	177	217.9
West Corrine Water Company	114	701	781
Willard City	197	589	1775.5

Within this planning effort, there was an extensive review of existing reliable supplies of various public water suppliers. This analysis provided helpful information for current and future planning needs and is described in more detail in Chapter 6: Future Water Supply & Demand.

For comparison purposes, the Residential Use (gpcd) from 2020, 2021 and 2022 were analyzed and are shown in the graph below. Generally speaking, the usage for many of the public water suppliers decreased over this three year period.



An aerial photograph of a valley. In the foreground, there is a rocky, grassy hillside with some dry, tall grasses. The middle ground shows a town with buildings and roads, surrounded by large green agricultural fields. In the background, there are mountains under a blue sky with wispy clouds. The overall scene is a wide, open landscape.

HARPER WARD

Community Plan

XX, 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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2. Harper Ward Values

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3. Vision

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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.

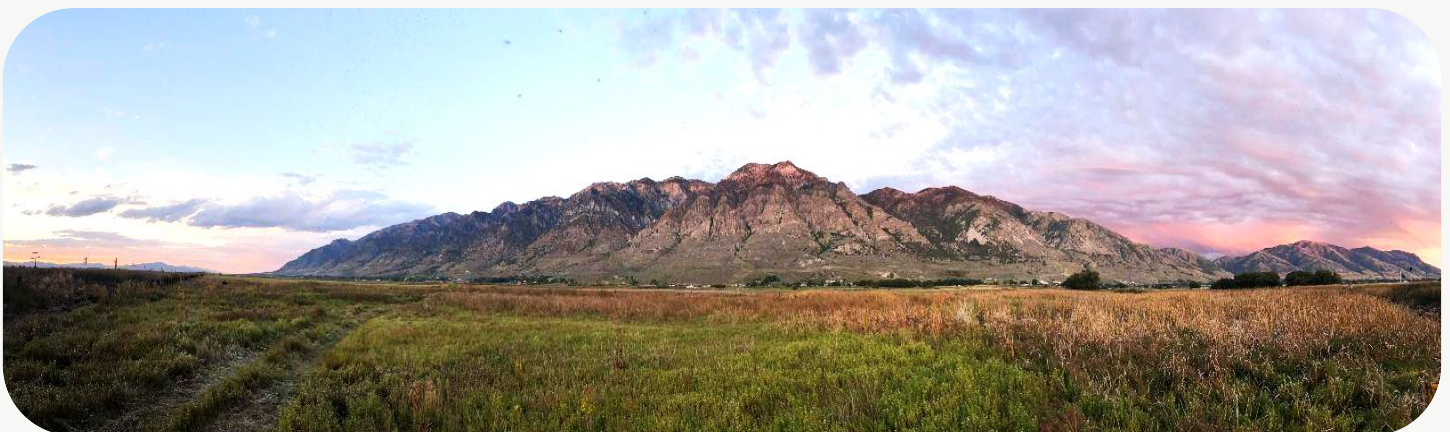
This primary residential area is

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.



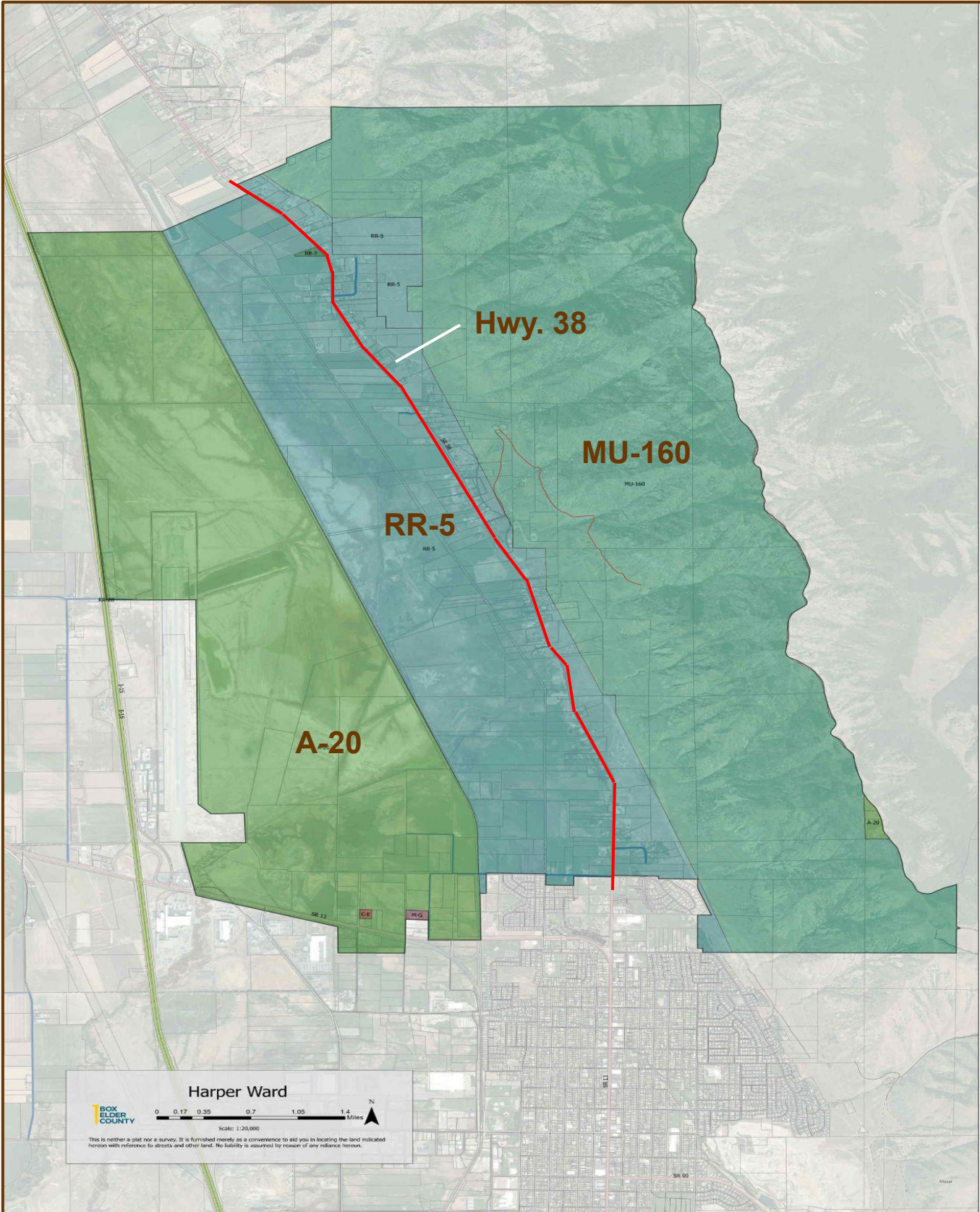


Figure 1.1 Harper Ward Map

2. HARPER WARD VALUES

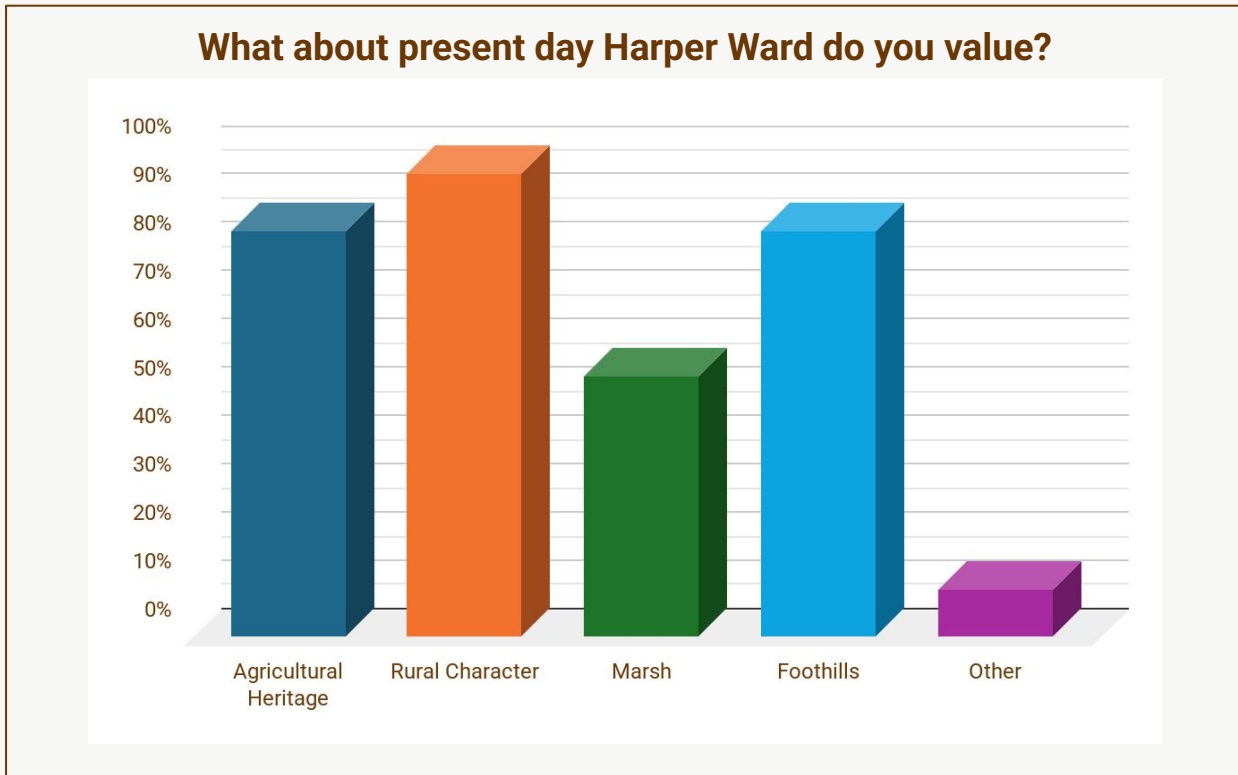


Figure 2.1 Survey results of Harper Ward values

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.

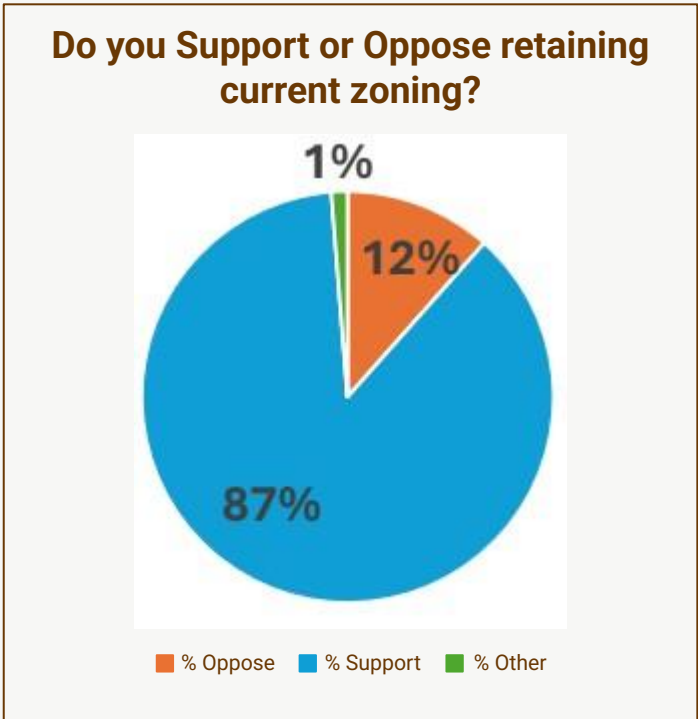


Figure 3.1 Results of survey to existing zoning

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*).

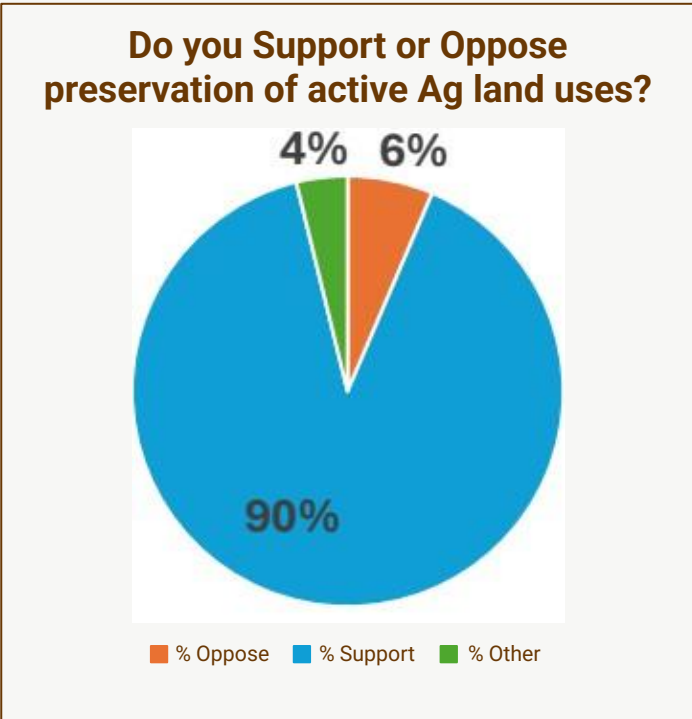


Figure 3.2 Survey results to Ag land uses

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*).

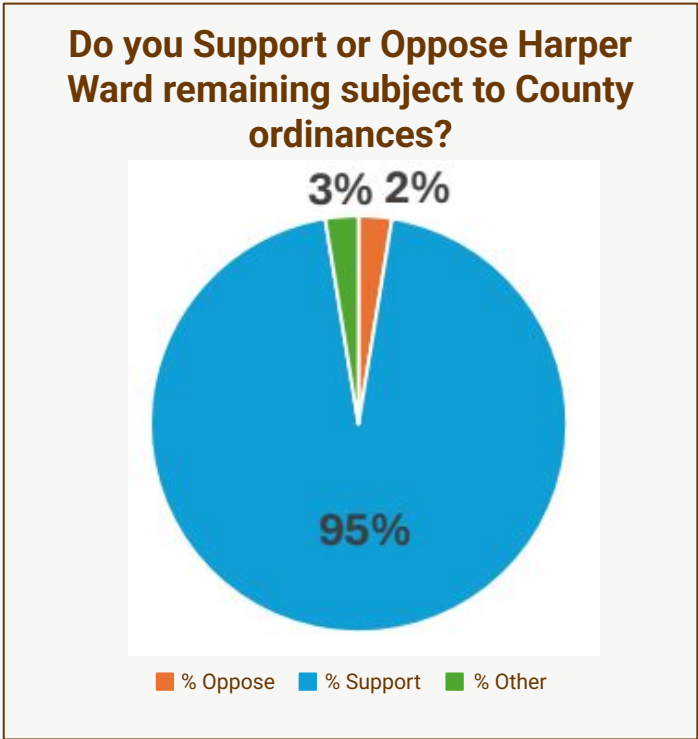


Figure 3.3 Survey results to County ordinances

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.

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*).



Do you Support or Oppose extending 5th West from Brigham City north?

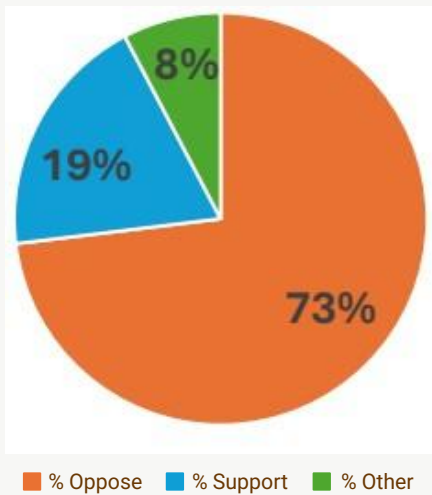


Figure 3.4 Survey results to 5th West extension

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

3. VISION (cont...)

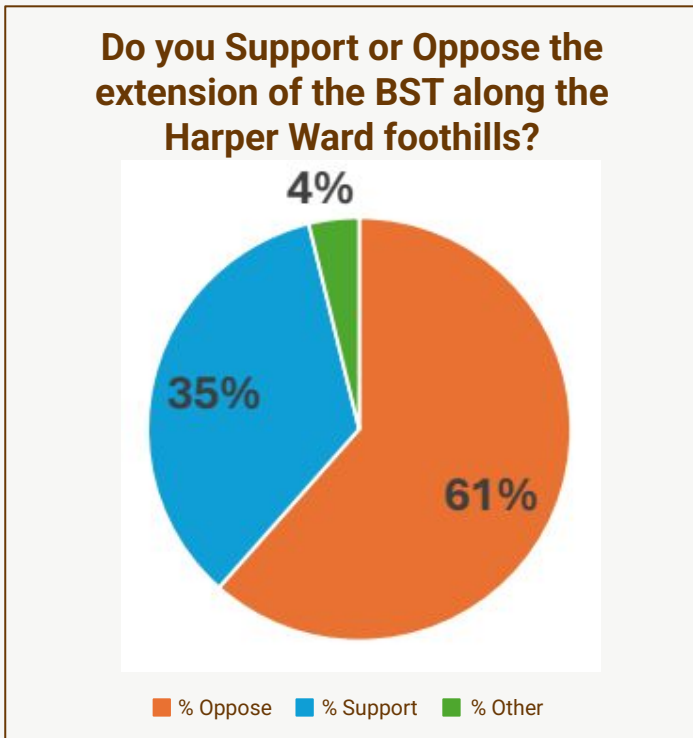


Figure 3.5 Survey results to BST extension

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?

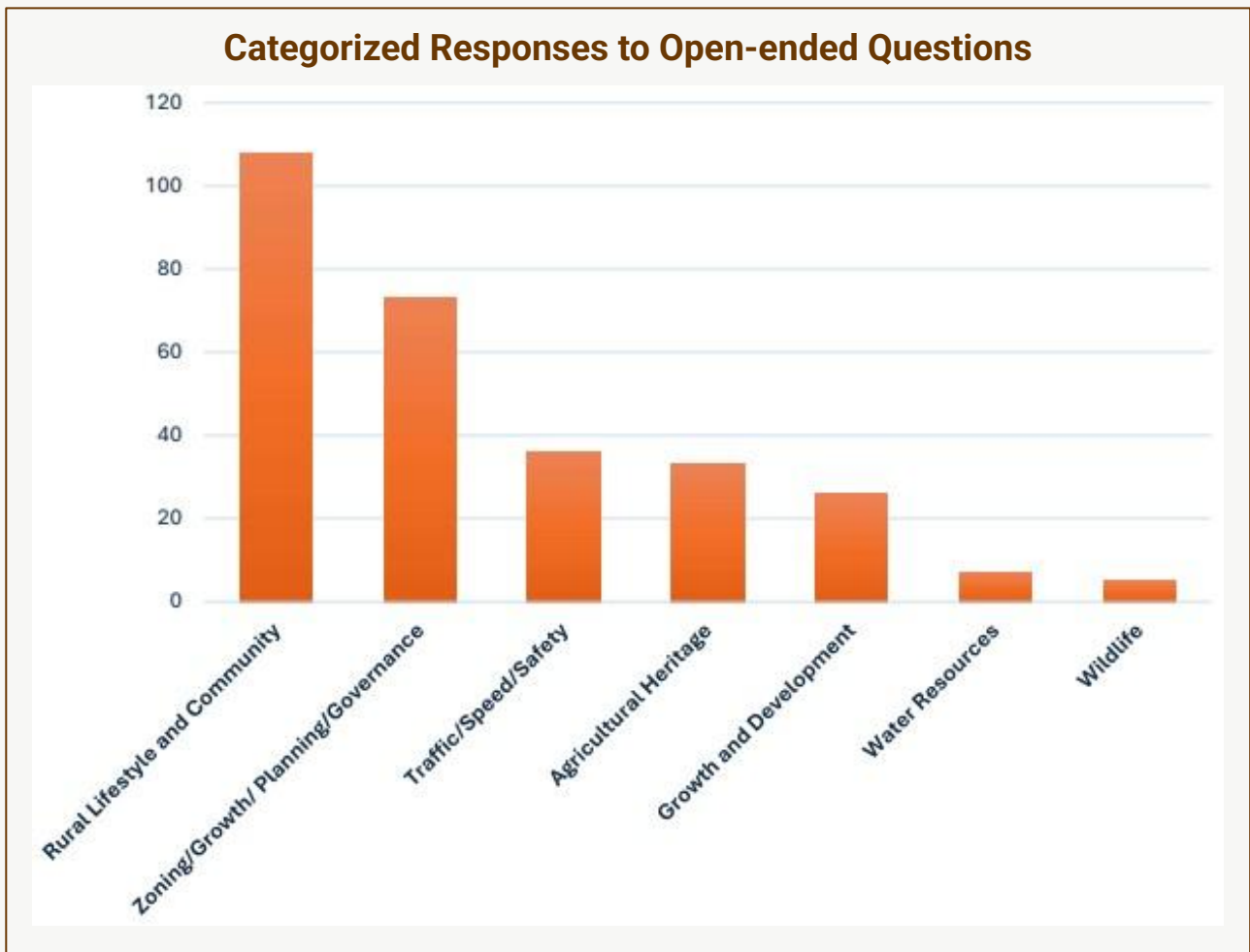


Figure A-1 Survey responses to open-ended questions

APPENDIX A (cont...)

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

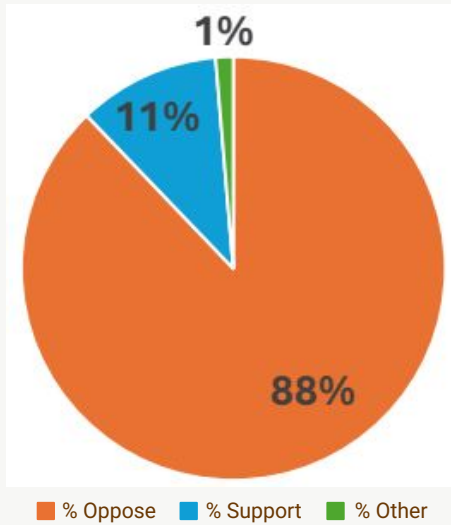


Figure A-4 Survey response to 1 acre zoning

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

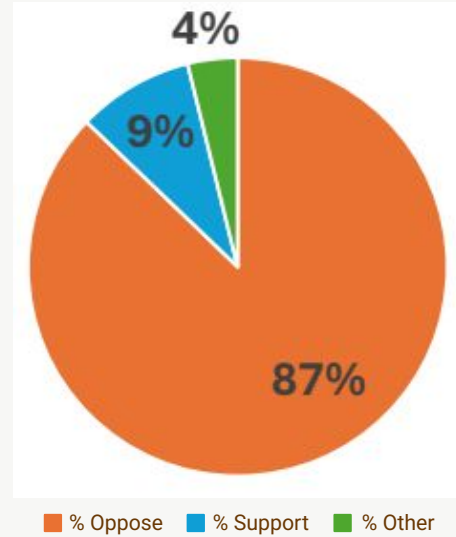


Figure A-5 Survey response to "island annexations"

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

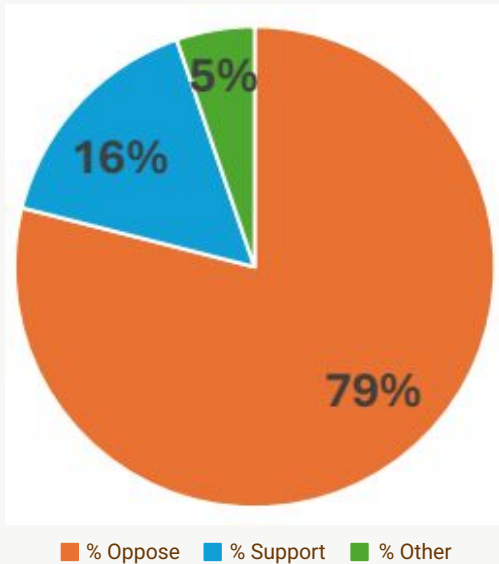


Figure A-6 Survey response to new I-15 access

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

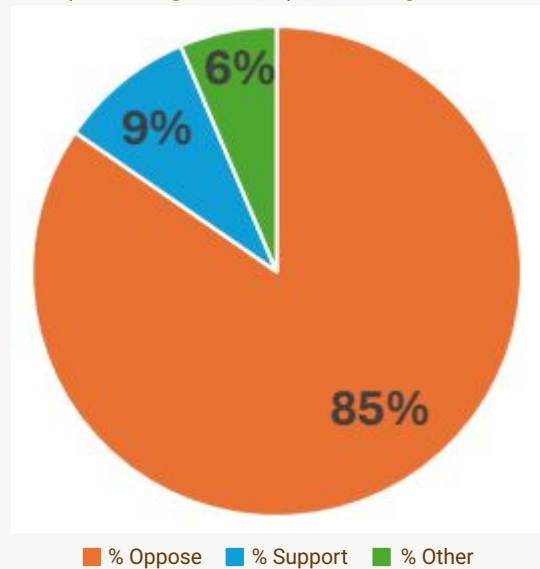


Figure A-7 Survey response to Hwy 38 widening

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. | 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 th 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