

**MINUTES
BOX ELDER COUNTY COMMISSION
JUNE 10, 2026**

The Board of County Commissioners of Box Elder County, Utah met in an Administrative/Operational Session at the County Courthouse, 01 South Main Street in Brigham City, Utah at 4:45 p.m. on **June 10, 2026**. The following members were present:

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

Excused: Marla R. Young, Clerk

The following items were discussed:

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

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

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

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

Excused: Marla Young, County Clerk

The prayer was offered by Commissioner Perry.

The Pledge of Allegiance was led by Auditor Shirlene Larsen.

ATTACHMENT NO. 1 - AGENDA

ADMINISTRATIVE REVIEW/REPORTS/FUTURE AGENDA ITEMS – COMMISSION

Open and Public Meeting Law-Commissioner Perry

Commissioner Perry asked County Attorney Stephen Hadfield if the Commission has done anything incorrect in reference to the open and public meeting law.

Attorney Hadfield stated that he is not aware of our Commission doing anything wrong. Due to being a three member Commission, they have two functions: administrative and legislative. When you are conducting administrative things, running the business of the county, you do not have to notify the meeting as long as you are not discussing anything that will be voted on. Any meeting where you are voting will need to be noticed.

FORMER AGENDA ITEMS FOLLOW-UP – COMMISSIONERS

Proposed Garland Island Annexation-Scott Lyons

Commissioner Bingham stated that there has been some discussion about drainage issues, the water runs down onto a private piece of property. He recommended tabling the item for a couple weeks to allow the Road Department to look at and resolve the drainage issue.

MOTION: Commissioner Perry made a motion to table this item for further information. The motion was seconded by Commissioner Bingham and the item was tabled.

EMERGENCY MANAGEMENT ISSUES

There were no Emergency Management Issues discussed.

ARPA/LATCF

There were no ARPA/LATCF items discussed.

CLERK'S OFFICE

Appoint Applicants to Serve on the East Garland Cemetery Board. -Marla Young

Commissioner Perry stated that the Clerk's Office advertised for board members and we have four citizens who are willing to serve on the board for the East Garland Cemetery District. The

board is made of three members. The applicants are Cory Ballard, Larry Hess, Colleen Shaffer and Dave Shaffer.

MOTION: Commissioner Perry made a motion to appoint Cory Ballard, Colleen Shaffer and Larry Hess to the East Garland Cemetery Board and Dave Shaffer to serve as a non-voting member. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Vincent voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

COMMISSIONERS

Letter of Appreciation for the Boys and Girls Club of Northern Utah-Commissioners

Commissioner Perry explained how the Boys and Girls Club of Northern Utah has created a community resource center that benefits many people of Box Elder County. It benefits the women's shelter and many non-profits. They have worked to help the homeless population. In recognition of the services provided the Commissioners would like to give them a letter thanking them for providing service to the community.

MOTION: Commissioner Perry made a motion to approve a letter of appreciation to the Boys and Girls Club of Northern Utah. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Vincent voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

Attachment No. 2-Letter of Appreciation

Discussion Relating to the Golden Spike Inland Port-Commission

Commissioner Perry explained that in 2023 the Commission entered into an agreement with the Inland Port Authority. Commissioner Perry asked the Brag Economic Development Director Shawn Milne if anything had happened with the portion that Box Elder County included in the Inland Port. He said he is aware of Garland and Willard having an Inland Port.

Bear River Association of Governments (BRAG) Economic Development Director Shawn Milne explained that many non-contiguous zones would benefit along the rail system. The genesis of that is around the Lakeshore Learning in Garland, Nucor in Brigham City, and one was to be called Permafrost Zone which would be refrigerated cold storage. There is nothing new as of late to report.

Commissioner Perry stated that he would like to have the Box Elder County Attorney's Office draft correspondence with the Utah Inland Port Authority to respectively remove any property that Box Elder County has put into it.

MOTION: Commissioner Perry made a motion to have the Box Elder County Attorney's Office send a letter to the Utah Inland Port Authority to remove any ground that Box Elder County has previously put into the Inland Port. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Vincent voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

COMMUNITY DEVELOPMENT

Ordinance #656 - Repealing Ordinance #649 and Re-enacting Ordinance #649 with modifications-Scott Lyons

Community Development Director Scott Lyons stated Ordinance #656 repeals and replaces Ordinance #649. Ordinance #649 is a zoning ordinance that adopted zoning south of Tremonton and west of Elwood. A group of citizens got together to have their property zoned as the Agricultural Heritage Zone (AHZ) with the goal of having their property in an Agricultural Protection Area. One parcel was mistakenly added to the ordinance. This will fix the mistake and be adopted as Ordinance #656.

MOTION: Commissioner Perry made a motion to adopt Ordinance #656. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Vincent voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

Attachment No. 3- Ordinance #656

Ordinance #652 - County Road Vacate-Scott Lyons

Community Development Director Scott Lyons presented Ordinance #652. The road and right of way is located near 5300 West 2700 North of the Clear Creek area of unincorporated Box Elder County. It went through the Planning Commission on April 16, 2026 and came before the Commission as a public hearing on May 27, 2026. The Commission directed staff to prepare the ordinance. This ordinance will officially vacate the road. The property would go to the owner of the property that it crosses.

MOTION: Commissioner Bingham made a motion to adopt Ordinance #652. The motion was seconded by Commissioner Perry and unanimously carried on a roll call vote of Chairman Vincent voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

Attachment No. 4- Ordinance #652

Ordinance #653 -Rezone Unzoned to AHZ-Scott Lyons

Community Development Director Scott Lyons stated Ordinance #655 is due to two landowners wanting to have their property zoned Agricultural Heritage Zone with the goal of placing it in an Agricultural Protection Area. The application includes 514 acres of land and is in the Riverside and Fielding areas of Box Elder County. The properties cover two dairies as well as fields for crops. It has been through the Planning Commission and public hearings were held with no opposition. The Planning Commission recommends approval of the rezone as it is consistent with the county's General Plan and the overall character of the area.

MOTION: Commissioner Bingham made a motion to adopt Ordinance #653. The motion was seconded by Commissioner Perry and unanimously carried on a roll call vote of Chairman Vincent voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

Attachment No. 5 - Ordinance #653

Ordinance #654 - Moratorium on Data Centers & Data Center Power Plants-Scott Lyons

Community Development Director Scott Lyons stated that the county is proposing to enter into a moratorium on data centers and data center power plants. The moratorium will give 180 days to review what codes and zoning will need to be in place.

Commissioner Perry asked that the moratorium allow time to put parameters in place even on unzoned areas of the county.

Scott Lyons explained that a specific zone could be used. He gave an example of a landfill or mining zone. The applicant would have to apply to have the property rezoned for this use. It would address review and approval standards very specific to the use.

County Attorney Hadfield explained that this gives the Commission an opportunity to regulate. If an application has been filed before today it will proceed forward. Anything prior would be put into legal ramifications because you can not pass a law on something that has already happened.

MOTION: Commissioner Perry made a motion to approve Ordinance #654 a moratorium on data centers and data center power plants. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Vincent voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

Attachment No. 6-Ordinance #654

SHERIFF'S OFFICE

Contract #26-25 for Court Perimeter and Bailiff Services-Kevin Potter

Chief Deputy Sheriff Cade Palmer stated Contract #26-25 is an annual contract with the State of Utah for court bailiff services. Nothing has changed from last year. The Sheriff Office provides the bailiff services to the district court.

Commissioner Perry stated nothing has changed except that we pay our sheriffs more now. Is there anything we can do to get an increase through legislation?

Cade Palmer explained that the state fiscal budget is in July so they will need to work on the increase for next year.

MOTION: Commissioner Perry made a motion to approve Contract #26-25 for court perimeter and bailiff services. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Vincent voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

Attachment No. 7-Contract #26-25

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

Commissioner Vincent reviewed the public comment rules.

Jack Stickney said he understands the community's concerns about the Stratos Project and believes questions about water, air quality, wildlife, and infrastructure are legitimate. He said residents deserve to be heard and deserve factual answers. He emphasized that the purpose of the moratorium is to find the truth, not to support either side. While public opinion matters, he said it is not a substitute for scientific analysis, engineering assessments, and fact-based evidence. He urged the county to follow the science, the engineering and the facts wherever they lead and

carefully evaluate both the risks and opportunities. He said, facts carry more weight than assumptions, evidence carries more weight than emotions, and transparency builds trust.

Christine Williams of North Garland shared concerns about ongoing water and infrastructure issues in her neighborhood. She said her family relies on a poor quality well and was told they could not connect to the nearby culinary water system because there's not enough water and there's no infrastructure, even though the water line runs across the street. She also said her subdivision was approved without required fire hydrants. Despite contacting several county officials, she said she received zero truth until the County Attorney acknowledged it should not have happened. As a result, her homeowners insurance increased by more than \$100 per month. She questioned allowing new wells for the proposed data center when existing residents already face water shortages. She expressed concern that drilling additional wells will impact every single water infrastructure in the region and asked how new development can move forward when current residents still lack reliable water service.

Tom Brady, said he is opposed to the proposed AI data center and compared the situation to the movie Dogman. Villains changed before it was too late, but the city had already been destroyed. He urged local leaders to become heroes by voting against the project. He argued that the data center should not move forward without the community's support. He said no implementation without representation should be our slogan and battle cry. He called for environmental studies on water, pollution, noise, the Great Salt Lake, electricity, and climate impacts before any decision is made. He also stressed the importance of protecting the environment and being good stewards of the land. He expressed his belief that recent drought and crop damage are signs that leaders should pay closer attention to environmental concerns. He raised concerns about national security, artificial intelligence, and potential job losses. He asked whether the community is willing to sacrifice the citizens of this wonderful community for 30 pieces of silver.

DeAnna Hardy of Brigham City criticized the accuracy of previous County Commission meeting minutes. She said that they misrepresented her comments about taxes and property rights. She said the minutes should be corrected and expressed concern that official records have been inaccurate so many times. She also argued that data centers should be viewed as surveillance centers and claimed they threaten privacy and constitutional rights. Extending that argument, she referred to smartphones, smart meters, smart TVs, and smart cities as forms of surveillance technology. She cited the Founding Fathers and the Constitution, saying that the government should remain within its Constitutional limits and that elected officials have a duty

to uphold their oath of office. She said that anything contrary to the Constitution is null and void and called for all of these surveillance centers to be shut down.

Janene Beal compared the public process surrounding the proposed data center to a public hearing held during COVID-19 on mandatory vaccinations. She said that at the state capitol citizens were welcomed, thanked for participating, and given the opportunity to voice their concerns, which she believes influenced the final decision. In contrast, she described the data center process as lacking transparency and said even County Commissioners admitted they felt blindsided, making it difficult to trust the process. She questioned whether residents have been given all the facts and expressed concern about how permits have been issued. She said the community needs assurance that permits are legitimate, concerns have been addressed, and decisions have been properly documented. She quoted President Reagan, and urged officials to trust, but verify. She concluded by saying she wants proof that permits have been verified and stated she would prefer that this project not happen at all.

Miguel Durant said he had several questions about the proposed data center. His primary concerns focused on power, water, and jobs. He asked how the facility would be powered, questioning whether it would rely on existing infrastructure, gas turbines, or nuclear energy. He noted that gas turbines could affect air quality and asked what safety measures would be in place if nuclear power were used. He questioned the project's water needs, asking where the water would come from, and whether it would be recycled. He asked what impacts water use and discharge could have on local rivers and ecosystems. He asked about the long-term economic benefits, including how many permanent jobs would be created after construction and whether Box Elder County residents would have training opportunities to fill those positions.

Shane Jenkins said he understands the difficult position the Commissioners were placed in and believes they were blindsided by the Stratos Project. He argued that approving the project was still the wrong decision. He stated you voting for the lesser of two evils is still voting for evil. He expressed skepticism about the process and said there are still many unanswered questions about the project's potential impacts. He suggested the proposal had been strategically reduced in size to gain public acceptance and compared the situation to The Emperor Has No Clothes. He said people should question what they are being told. He warned that if the project causes the environmental damage we fear, future generations will judge today's decisions harshly. If this goes through and destroys our land and our homes your descendants will curse you to the tenth generation.

Stephanie Mangum of Deweyville shared an example from Monterey Park, California. Residents overwhelmingly supported a permanent ban on data centers. She said the community had already adopted a moratorium, and the ballot measure gave residents a direct voice in the decision. She explained early results showed more than 86 percent supported the ban. She said that level of public support reflects what she believes many Box Elder County residents are feeling. She argued that the Monterey Park vote shows communities can take action. If it can happen there, it can be done here as well. She urged county officials to represent the people who elected them, saying their decisions will affect not only Box Elder County but also northern Utah and future generations.

Max Hansen, of Garland, thanked the County Commissioners, County Attorney, Deputy County Attorney, and law enforcement officers for their work during the controversy surrounding the Stratos Project. He said they have faced significant public criticism and described them as sacrificial lambs who were placed in a difficult position with little warning or support. He said that he believes responsibility for the situation rests with Governor Cox, the MIDA board, the developer, and others involved in bringing the project forward. He argued that local officials were left to deal with the consequences while residents struggled to get clear information and meaningful public discussion. He condemned threats and harassment directed at county officials. He said it is inexcusable that law enforcement officers had to protect elected officials and their families. He thanked county leaders for their dedication and service to the residents of Box Elder County.

Bridgette Cottom of Brigham City criticized county officials for what she described as a dismissive and disrespectful response to residents throughout the data center discussion. She referenced a previous meeting where a Commissioner told residents to grow up. She said the incident damaged public trust and warranted an apology. Ms. Cottom said she supports the proposed moratorium but believes it should have been adopted before the Stratos Project was introduced. She argued that taking time to study the impacts earlier would have shown greater respect for residents and helped protect the community's way of life, our resources, and our water. She described the current moratorium as a reactive damage-control mechanism and urged the Commissioners to use it as a starting point to better listen to residents, improve land-use policies, and ensure the county's resources are protected in the future. She said the residents are both mad and disappointed.

Farrah Pliley of Tremonton, said she attended the meeting to show her daughters that our voices matter and to teach them to ask questions, think critically, and speak up when something doesn't seem right. She said her oldest daughter inspired her to learn more about artificial intelligence and the proposed Stratos Data Center Project. She expressed concern that the project could have long-term impacts on the community's air, water, the Great Salt Lake, and future

generations. She said residents have repeatedly asked questions, but still have not received the answers they deserve. In her opinion, the project moved forward without sufficient studies, transparency, or meaningful public input. She acknowledged that the Commissioners faced a difficult situation. She said you always had a choice and believes they should have stood with the community. She supported the moratorium but argued it should have been in place before project approvals were granted. She encouraged her daughters and other children to ask questions, think for yourself, and stand up when something isn't right. She urged the Commissioners to do better moving forward.

Cheryl Compton of Brigham City said that while concerns about the data center's water and power demands are important, she believes another issue deserves attention. She is concerned about the potential health effects of electromagnetic fields and other frequencies associated with large data centers. Drawing on her experience as a doctor of metaphysics, Ms. Compton said she has worked with clients who she believes have experienced symptoms related to what she called frequency poisoning. It includes anxiety, fatigue, sleep disruption, chronic pain, and autoimmune disorders. She argued the project could expose nearby residents to long-term radio frequencies, microwave radiation, and low-frequency noise. She believes it warrants further study. She questioned whether current federal exposure guidelines adequately address long-term, low-level exposure and urged county officials to conduct a genuine independent investigation into the potential health impacts. She encouraged the Commissioners to keep every option open, including the possibility of stopping the project if the findings support doing so.

Christine Nielson of Brigham City expressed sympathy for the Commissioners over the threats and vandalism related to the Stratos project. She said it was not okay. She also said the Commission had been unfairly placed in a difficult position over the project. She thanked the Commissioners for moving to remove the county from the Inland Port and supported the proposed data center moratorium. She said the Commission could and should have required studies, investigated MIDA more thoroughly, sought greater public input, and negotiated a better agreement before approving the project. She expressed concern about the project's potential impacts on the county's land, air, water, wildlife, health, and way of life. She said we can't eat data, we can't breathe data, we can't drink data. She urged the Commissioners to represent the people who elected them and do everything within the county's authority to limit the project's impacts moving forward.

Carolyn Lenzie of Honeyville expressed support for Ordinance #654, the proposed data center moratorium, but urged the Commissioners to strengthen it. She said six months is not enough

and asked that the moratorium be extended to at least 12 months. She said residents have made it clear that we do not want data centers, period. She encouraged the Commission to use the moratorium to update the county's general plan, zoning, and land-use policies to reflect the community's rural character, agricultural priorities, and water conservation goals. She recommended creating siting requirements related to water availability, power capacity, and setbacks. She said the goal is not a ban, but honest land use planning that reflects the will of the community.

Dave Hougaard of Honeyville spoke in support of the County Commissioners and the Stratos Project. He praised the Commissioners for upholding what he believes are the Constitutional property rights of landowners, particularly their right to sell their property. He stated that he admired the Commissioners for honoring their oath of office despite public criticism. He argued that restricting landowners from selling their property could lead to costly lawsuits against the county. He believes the county would lose those cases. He thanked the Commissioners for their service and expressed his opposition to the proposed data center moratorium.

Michael Smith said he appreciates the proposed data center moratorium, but believes it comes too little, too late because it will not affect the current Stratos Project. He argued that the time to study the project's environmental impacts and other concerns was before it was approved, not afterward. He questioned the process that led to the project's approval. The county resources were used to evaluate and advance the project before the public was aware of it. He acknowledged that county officials may have acted with good intentions and were blindsided by the situation. He said residents still deserve greater transparency and accountability. He said this was his first time attending a county meeting and emphasized that residents do not see the Commissioners as enemies, but would rather work in partnership with them. He thanked the Commissioners for their time and service while urging them to continue listening to the community.

Christine Lewis expressed concerns about the proposed data center's potential impacts on housing affordability, water, electricity, and the regional economy. She said her adult children have been priced out of the housing market and questioned how the project could affect future housing costs. She raised concerns about water and energy use. Residents are being asked to conserve both while the proposed data center is expected to require significant resources. She emphasized that the project would affect not only Box Elder County but other communities across northern Utah. She urged county leaders to stand with the public. We need you to be our

voice. We need you to stand up even if it's hard. She expressed her belief that residents would support Commissioners who advocate for the community's concerns.

Aurelia Saunders spoke about Utah's history of environmental stewardship, noting that the territory passed an environmental protection law in 1894 to protect farmers and ranchers from industrial pollution. She said that while stewardship and conservation are still discussed today, she believes those values have been lost. She said the proposed data center moratorium is too little, too late. While she supports it as a first step, she questioned whether it would address the current project or prevent future data centers. She asked what role Senator Scott Sandall has played in the project. She wants greater transparency about his involvement. She concluded by saying the Commissioners had been set up to be the fall guys, but believed the situation could have been handled better.

Andy Johnson said he has interests in a ski resort affected by the proposed data center. He expressed concerns about the project's potential impacts on the environment and regional water resources. He said increased nighttime temperatures could affect northern Utah's ecosystem, rainfall patterns, and the watershed. He questioned how chemicals used in cooling systems would be managed. He argued that if agreements related to the project lacked full disclosure or involved fraud, if they could be void. He urged the Commissioners to reconsider the project. He said there are still many unanswered questions and reminded the Commissioners that they have a duty to the people through the oath they took to serve the public.

Nate Warner said he has worked in information technology and data centers throughout his career. He expressed concerns about the scale and resource demands of the proposed AI data center. Based on his experience, he said AI servers require significantly more cooling than traditional data center equipment and described the proposed 10,000 acre project as much more than just buildings. He questioned whether the project's economic benefits would outweigh its long-term environmental impacts. He said protecting the Great Salt Lake and regional ecosystems should take priority. He said the project affects not only Box Elder County but also Utah, Nevada, and Idaho. He urged officials to consider the long-term consequences for future generations. The decision should be based on ethics, not just money.

Julie Quinlan expressed concern that the proposed data center could affect ranching in Hansel Valley. She said it is important winter grazing land for cattle. She said protecting agricultural

land through appropriate zoning would help preserve ranching and keep land affordable for ranchers who want to expand their operations. She questioned whether rising land values associated with the project could make it harder for ranchers to purchase additional property. She said she had heard that some ranchers were considering relocating to other states. She addressed reports that county officials had received threats, and said she did not believe those attending the meeting were responsible. She criticized Commissioner Bingham's previous public remarks. She believed residents wanted to be heard and treated with respect.

WARRANT REGISTER – COMMISSIONERS

The Warrant Register was signed and the following claims were approved: Claim numbers 129734 through 129804 in the amount of \$1,072,317.97 and 129805 through 129856 in the amount of \$433,779.43 with one voided claim number 129381.

PERSONNEL ACTIONS/VOLUNTEER ACTION FORMS – COMMISSIONERS

Employee Name:	Department:	Type of Change:	Effective Date:
JORGENSEN, KAYDEN	FIRE MARSHAL	SEPARATION	6/9/2026
ALLRED, MICHAEL	SHERIFF'S OFFICE	COMPENSATION CHANGE	6/8/2026
MUNIZ, ALEXANDRA	TREASURER'S OFFICE	COMPENSATION CHANGE	6/12/2026
HUGHES, AMBER	SHERIFF'S OFFICE	COMPENSATION CHANGE	6/13/2026
HAFEN, ASHLEE	SHERIFF'S OFFICE	COMPENSATION CHANGE	4/13/2026
BLAUER, SHAWN	SHERIFF'S OFFICE	COMPENSATION CHANGE	6/5/2026
GLOSSON, RACHEL	ATTORNEY'S OFFICE	COMPENSATION CHANGE	12/14/2025
HENDRICKSON, ASHLEY	AUDITOR'S OFFICE	COMPENSATION CHANGE	6/16/2026
NEWMAN, SPENCER	FIRE MARSHAL	COMPENSATION CHANGE	6/20/2026
DE LEON, ASHLEY	FIRE MARSHAL	COMPENSATION CHANGE	6/30/2026
RASMUSSEN, JILL	CLERK'S OFFICE	REHIRE	6/11/2026
MILLER, AMY	CLERK'S OFFICE	REHIRE	5/17/2026
ADAMS, NATHAN	AUDITOR'S OFFICE	COMPENSATION CHANGE	4/30/2026
VAN TASSELL, ROMAN	LANDFILL	COMPENSATION CHANGE	5/28/2026
DYKENS, SHAUN	SHERIFF'S OFFICE	TRANSFER	6/1/2026

CLOSED SESSION

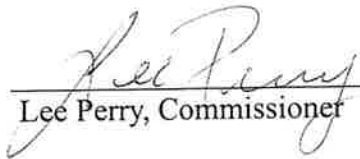
There was not a Closed Session.

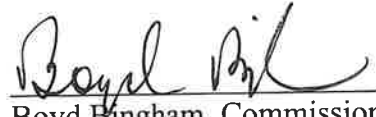
ADJOURNMENT

A motion was made by Commissioner Perry to adjourn. Commissioner Bingham seconded the motion, and the meeting adjourned at 6:30 pm.

ADOPTED AND APPROVED in regular session this 7th day of July 2026.

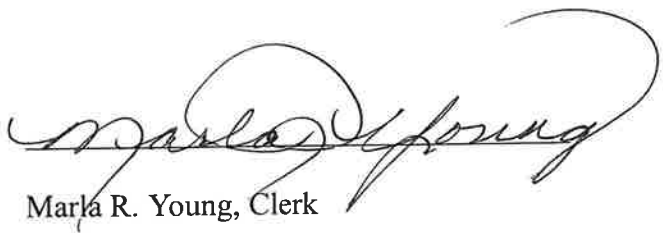

Tyler Vincent, Chairman


Lee Perry, Commissioner


Boyd Bingham, Commissioner

ATTEST:




Marla R. Young, Clerk



COUNTY COMMISSION MEETING
Commission Chambers, 01 South Main Street, Brigham City, Utah 84302
Wednesday, June 10, 2026 at 5:00 PM

AGENDA

NOTICE: *Public notice is hereby given that the Box Elder County Board of County Commissioners will hold an Administrative/Operational Session commencing at 4:45 P.M. and a regular Commission Meeting commencing at 5:00 P.M. on Wednesday June 10, 2026 in the Commission Chambers of the Box Elder County Courthouse, 01 South Main Street, Brigham City, Utah. Please be advised that a member of the Board of Commissioners may not be present at the upcoming meeting in person, but may participate via phone or other electronic means.*

1. ADMINISTRATIVE / OPERATIONAL SESSION

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

2. CALL TO ORDER 5:00 p.m.

- A. Invocation Given by: Commissioner Perry
- B. Pledge of Allegiance Given by: Auditor Shirlene Larsen

3. ADMINISTRATIVE REVIEW / REPORTS / FUTURE AGENDA ITEMS

4. FORMER AGENDA ITEMS

- A. Proposed Garland Island Annexation-Scott Lyons

5. EMERGENCY MANAGEMENT ISSUES

6. ARPA/LATCF

7. CLERK'S OFFICE

- A. 5:10 Appoint Applicants to Serve on the East Garland Cemetery Board. -Marla Young

8. COMMISSIONERS

- A. 5:12 Letter of Appreciation for the Boys and Girls Club of Northern Utah-Commissioners
- B. 5:14 Discussion Relating to the Golden Spike Inland Port-Commission

9. COMMUNITY DEVELOPMENT

- A. 5:16 Ordinance #656 - Repealing Ordinance #649 and Re-enacting Ordinance #649 with modifications-Scott Lyons
- B. 5:18 Ordinance #652 - County Road Vacate-Scott Lyons
- C. 5:20 Ordinance #653 -Rezone Unzoned to AHZ-Scott Lyons
- D. 5:22 Ordinance #654 - Moratorium on Data Centers & Data Center Power Plants-Scott Lyons

10. SHERIFF'S OFFICE

A. 5:24 Contract #26-25 for Court Perimeter and Bailiff Services-Kevin Potter

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

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

12. WARRANT REGISTER

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

14. CLOSED SESSION

15. ADJOURNMENT

Prepared and posted this 5th day of June, 2026. Mailed to the Box Elder News Journal and the Leader on the 5th day of June, 2026. These assigned times may vary depending on the length of discussion, cancellation of scheduled agenda times and agenda alteration. Therefore, the times are estimates of agenda items to be discussed. If you have any interest in any topic you need to be in attendance at 5:00 p.m.

A handwritten signature in cursive script, reading "Marla R. Young". The signature is written in dark ink and is positioned above the printed name of the County Clerk.

Marla R. Young - County Clerk

Box Elder County

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



Boyd Bingham □ **Tyler Vincent** □ **Lee Perry**

COUNTY COMMISSIONERS

June 03, 2026

Dear Grant Committee,

Box Elder County continues to grow, and with that growth comes a clear responsibility to protect the quality of life families expect in our communities. Boys & Girls Club of Northern Utah has stepped forward with a practical, community-based response: a coordinated system of support for children, teens, parents, and caregivers.

As County Commissioners, we see the value of investments that help families stay stable, keep youth engaged, and connect residents to services before challenges become crises. BGCNU's work does exactly that. The Club provides early childhood education, afterschool and summer programs, teen mentoring, college and career readiness, family engagement, and resource navigation.

The Box Elder Community Campus is especially important to the county. It turns a local facility into a shared hub where nonprofits, schools, public agencies, and community partners can work together more effectively. Families can access childcare, youth programs, parenting education, crisis support, food and basic needs resources, benefit navigation, workforce connections, and referrals in one trusted location.

This type of coordination matters in a county with rural communities, transportation barriers, childcare shortages, and working families under pressure. BGCNU's early childhood programs help parents remain employed or continue training while their children build school-readiness skills. Its school-age and teen programs give youth safe places to learn, grow, and connect with caring adults outside the school day.

BGCNU also strengthens the county's future workforce. Teen programming focused on leadership, mental well-being, social capital, and career pathways helps young people build confidence, develop skills, and connect with local opportunities. These programs support both youth development and long-term economic vitality.

Box Elder County values BGCNU's ability to bring partners together, use resources wisely, and respond to local needs with action. The Community Campus creates a stronger safety net for families and a more efficient way for public agencies, nonprofits, schools, and businesses to collaborate.

We support Boys & Girls Club of Northern Utah because this work strengthens families, improves access to services, and builds a healthier future for Box Elder County.

Sincerely,
Box Elder County Commission

Tyler Vincent, Chair
Box Elder County Commission

Lee Perry

Boyd Bingham



ORDINANCE NO. 656

AN ORDINANCE OF BOX ELDER COUNTY REPEALING ORDINANCE NO. 649 AND REENACTING PORTIONS OF ORDINANCE NO. 649 WITH MODIFICATIONS.

WHEREAS, the Box Elder County Commission previously enacted Ordinance No. 649, amending the Box Elder County Zoning Map by rezoning approximately 1,346 acres located in the Tremonton Area from Unzoned to Agricultural Heritage Zone (AHZ); and

WHEREAS, during the rezoning process one of the residents decided to remove his parcel from the rezoning request; and

WHEREAS, notwithstanding that withdrawal, the resident's parcel was inadvertently rezoned by Ordinance No. 649; and

WHEREAS, the purpose of this Ordinance is to repeal and re-enact Ordinance No. 649 to ensure that only the parcels intended to be rezoned are included within the Agricultural Heritage Zone (AHZ); and

WHEREAS, the applicants requested that the property described herein be rezoned from Unzoned to AHZ, consistent with Ordinance No. 649 as corrected and re-enacted by this Ordinance; and

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

WHEREAS, the Box Elder County Planning Commission, after appropriate notice, held a public hearing on March 19, 2026, to allow the general public to comment on this proposed rezone and amendment of the zoning map; and

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

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

WHEREAS, the Box Elder County Commission, after appropriate notice, held a public meeting on April 22, 2026 to review and discuss this proposed amendment; and

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

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

SECTION 1: Repealer. Ordinance No. 649 is hereby repealed and replaced in its entirety by this Ordinance.

SECTION 2: Zoning Map Amendment. The Zoning Map of Unincorporated Box Elder County is hereby amended by classifying the following described parcels in unincorporated Box Elder County from Unzoned to AHZ (Agricultural Heritage Zone):

PARCEL 05-086-0022

BEG 2 RDS S OF NW COR NE/4 NE/4 SEC 22 T11N R3W SLM, E 20 RDS, S 16 RDS E 20 RDS, S 62 RDS, W 40 RDS TO SW COR NE/4 NE/4, N 78 RDS TO POB.

PARCEL 05-086-0007

REMAINDER DESC: BEG 33.021 FT S88*07'22"E FRM W/4 COR SEC 22 T11N R03W SLM SD PT E R/W/L 6800 W ST & NW COR TAX#05-086-0010, N00*08'43"W 197.565 FT TO SW COR TAX#05-086- 0008, N89*51'17"E 746.75 TO SE COR SD TAX#, N00*08'43"W 175 FT TO NE COR SD TAX#, S89*51'17"W 746.75 FT TO NW COR SD TAX#, N00*08'49"W 118.243 FT TO SW COR TAX#05-086- 0032, N87*41'52"E 264 FT TO SE COR SD TAX#, N00*08'43"W 165 FT TO NE COR SD TAX#, N87*41'52"E (E BY REC) 1752.35FT TO SE COR TAX#05-086-0006 SD PT ALSO W R/W/L OSLRR, S04*28'40"W (S03*02'W BY REC), ALG OSLRR W R/W/L 739.06 FT TO NE COR TAX#05-086-0012, W 1955.356 FT TO POB.

PARCEL 04-052-0024

BEG AT THE SE COR OF N/2 OF NW/4 OF SEC 04 T10N R03W SLM, N 522.5 FT, W 418 FT, S 522.5 FT, E 418 FT TO POB. SUBJECT TO CO RD ALG THE E SIDE CONT. 5 AC M/L.

PARCEL 05-202-0016

PART OF NE/4 SEC 21 T11N R3W SLM, BEG AT PT LOC N90*00'00E ALG SEC/L 1084.29 FT & S00*00'00W 33.00 FT & N90*00'00E 237.27 FT & S00*11'21E 236 FT FRM NW COR SD NE/4 SD PT BEING SE COR PAR #05-202-0015, S00* 11'21E 1064.82 FT TO SE COR OF NW /4 OF NE/4 SEC 21, S89*59'52W 877. 40 FT, N00*00'00E 1064.85 FT, N90* 00'00E 844.4 FT M/L TO POB. 21.41 AC M/L ACRES ASSESSED 21.41 TOTAL ASSESSMENT PER ACRE .30 TOTAL ASSESSMENT 6.42

PARCEL 05-202-0018

NW/4 OF NE/4 OF SEC 21 T11N R3W SLM LESS: BEG AT A PT ON S R/W LINE OF CO RD 33 FT S & 633 FT W OF NE COR OF NW/4 OF NE/4 OF SEC 21, W ALG SD R/W LINE 140 FT, S 102 FT, E 140 FT N 102 FT TO BEG. LESS: BEG AT A PT ON S R/W LINE OF CO RD 33 FT S & 773 FT W OF NE COR OF NW/4 OF NE/4 OF SEC 21, W 100 FT S 236 FT, E 100 FT, N 236 FT TO POB SUBJECT TO EXIST RDS, DITCHES, CANALS & ANY R/WS. ORIGINAL PRINCIPAL INTEREST 37.42 LESS: BEG AT A PT ON THE S R/W LINE OF 9600 N ST LOC N 90*00'00E ALG THE SEC LINE 218.37 FT, S 00*00'00 W 33 FT FROM THE NW COR OF SD NE/4 TH N 90*00'00E 230.00 FT, S 00*00' 00W 600 FT, N 90*00'00W 230 FT, N 00*00'00E 600 FT TO POB. LESS: BEG AT A PT ON S R/W LINE OF 9600 N ST LOC N 90*00'00E ALG THE SEC LINE 688.46 FT & S 00*00'00W 33.00 FT FROM THE NW COR OF SD NE/4 SD PT BEING DESC OF REC AS BEING LOC W 633 FT & S 33 FT FROM THE NE COR OF THE NW/4 OF SD NE/4, TH N 90*00'00E 158.17 FT, S 00*00'00W 236.00 FT, S 90*00'00W 298.17 FT, N 00*00'00E 134.00 FT, N 90*00'00 E 140.00 FT, N 00*00'00E 102.00 FT TO POB. LESS: LOT 3 STOKES MINOR SUB AMENDMENT II DESC AS: BEG AT A PT ON S R/W LINE OF 9600 N ST LOC N 90*00' 00E ALG SEC LINE 1084.29 FT & S 00*00'00E 33.0 FT FROM NW COR OF NE/4, N 90*00'00E 237.27 FT, S 00* 11'21W 236.0 FT, N90*00'00W 238.05 FT, N 00*00'00E 236.0 FT TO POB. LESS: LOT 5 STOKES MINOR SUB AMENDMENT II, BEG AT A PT N 90*00'00E ALG SEC LINE 448.37 FT & S00*00'00 W 269.0 FT FROM NW COR OF SD NE/4, S 00*00'00W 433.96 FT, N 90*00'00 E 875.32 FT, N 00*11'21W 433.96 FT N 90*00'00W 873.89 FT TO POB. LESS PART OF FOLLOWING: PART OF NE/4 SEC 21 T11N R3W SLM, BEG AT PT LOC N90*00'00E ALG SEC/L 1084.29 FT & S00*00'00W 33.00 FT & N90*00'00E 237.27 FT & S00*11'21E 236 FT FRM NW COR SD NE/4 SD PT BEING SE COR PAR #05-202-0015, S00* 11'21E 1064.82 FT TO SE COR OF NW /4 OF NE/4 SEC 21, S89*59'52W 877. 40 FT, N00*00'00E 1064.85 FT, N90* 00'00E 844.4 FT M/L TO POB.

LESS: PAR 05-202-0017 DESC AS: PT OF NE/4 OF SEC 21, T11N R 03W SLM. BEG AT PT ON S R/W/L OF 9600 N ST LOC N90*00'00"E ALG SEC/L 184.88 FT & S00*00'00"W 33.00 FT FRM NW COR OF SD NE/4 & RUNNING N90*00'00"E 263.58 FT, S00*00'00"W 600.23 FT, N90*00'00"W 265.67 FT, N00*11'35"E 620.24 FT TO POB. SUBJ TO CERTAIN R/W SEE DOC #162166 LESS: [05-202-0014] PRT NE/4 SEC 21 T11N R03W SLM. BEG AT PT ON S

R/W/L OF 9600 N ST LOC N 90°00'00"E ALG SEC/L 1084.29 FT & S00°00'00"W 33.0 FT FRM NW COR SD NE/4, S00°00'00"W 236.0 FT, N90°00'00"W 237.66 FT, N00°00'00"E 236.0 FT, S90°00'00"E 237.66 FT TO POB. TOG/W EASE DISC IN DOC #210224 BK 919 PG 165 ACROSS 05-202-0017. CONT 9.14 AC M/L

ACRES ASSESSED 9.73 TOTAL ASSESSEMENT PER ACRE .30 TOTAL ASSESSEMENT 2.92

PARCEL 05-087-0008

[LOT 4 LAMAR HESLOP MINOR SUBD, AMENDED] BEG ON THE NLY R/W/L OF 8800 N ST AT A PT 33.06 FT N ALG SEC/L SW COR SEC 23 T11N R3W SLM, N 2637.19 FT TO 1/4 SEC/L FENCE, N87°46'06"E 1563.20 FT TO W BANK OF MALAD RIVER, FOLLOWING 16 COURSES MEANDERING ALG SD BANK OF RIVER, (1) S44°51'13"E 64.55 FT, (2) N79°18'28"E 102.51 FT, (3) S07°37'21"W 58.99 FT, (4) S77°50'53"W 211.26 FT, (5) S28°23'39"W 79.04 FT, (6) S28°45'04"E 136.71 FT, (7) S69°25'56"E 101.13 FT, (8) S19°50'18"E 30.69 FT, (9) 39°52'39"W 172.13 FT, (10) S29°58'10"W 84.11 FT, (11) S58°33'29"W 146.50 FT, (12) S40°47'51"W 94.58 FT, (13) S15°25'31"W 93.41 FT, (14) S01°39'51"E 134.24 FT, (15) S 30°20'09"E 183.89 FT, (16) S17°32'52"E 89.59 FT, S87°42'14"W 359.43 FT ALG FENCE/L, S01°07'24"W 569.51 FT PARALLEL TO & 5 FT DIST ELY FRM C/L CONCRETE DITCH, S18°17'26"W 908.00 FT PARALLEL TO & 5 FT DIST ELY FRM SD DITCH TO NLY R/W/L OF 8800 N ST, S77°23'28"W 20.00 FT ALG SD R/W/L, S86°32'50"W 713.49 FT CONTINUING ALG SD R/W/L TO POB.

PARCEL 05-091-0008

BEG AT A PT 33 FT N & 1455 FT E OF SW COR OF SEC 27, TWP 11N, R 3W, SLM, RUNNING N 5°30'E ALG R.R. TO 1/2 SEC LINE, E 909 FT, W 1119 FT TO BEG. LESS: ROADS. LESS: INSIDE ELWOOD CITY LIMITS.

PARCEL 05-085-0017

SW/4 OF SW/4 OF SEC 21, TWP 11N, R 3W, SLM, LESS R/W FOR ROAD AND DRAIN AS NOW LOC.

PARCEL 05-086-0016

NW/4 OF THE NE/4 OF SEC 22, TWP 11N R 3W, SLM, CONT 39 ACS.

PARCEL 05-086-0025

BEG AT A PT 348 FT E FRM NW COR OF S/2 OF NE/4 OF SEC 22, TWP 11N, R 3W, SLM, E 987 FT, S 691 FT, W 1296 FT, N 539 FT, E 282 FT, N 152 FT TO POB. CONTG 17.52 ACS.

PARCEL 05-201-0002

LOTS 2,3,4,5,6,7,8, OF SEC 15, TWP 11 N, R 3 W, SLM, LESS N 1 RD OF LOTS 4 & 5.

PARCEL 05-084-0007

N 1/2 OF SE/4 & E 1/2 OF NE/4 OF SW/4 OF SEC 20, TWP 11N, R 3W, SLM. EXC: BEG AT NE COR OF SE/4 OF SEC 20, W 1300 FT, S 650 FT, E 1300 FT, N 650 FT TO BEG.

PARCEL 05-084-0008

BEG AT NE COR OF SE/4 OF SEC 20, TWP 11N, R 3W, SLM, W 1300 FT, S 650 FT, E 1300 FT, N 650 FT TO BEG.

PARCEL 05-086-0038

PART OF THE NE/4 OF SEC 22, T 11N, R 03W, SLM. BEG POINT ON THE WEST R/W LINE OF 6000 WEST ST S 00°56'11" E 1120.28 FT ALONG THE EAST LINE OF SD SEC & S 89°03'49" W 66.00 FT FROM THE NE CORNER OF SD NE/4, S 86°45'58" W 503.53 FT TO AN EXISTING FENCE LINE, N 01°20'09" W 1084.26 FT ALONG SD FENCE LINE TO THE SOUTH R/W LINE OF 9600 NORTH ST, N 86°45'34" E 265.31 FT ALONG SD SOUTH R/W LINE, S 00°48'35" E 172.70 FT, N 89°46'00" E 246.00 FT TO THE SD WEST R/W LINE OF 6000 WEST ST, S 00°56'11" E 899.00 FT ALONG SD R/W LINE TO THE POB (REMAINDER DESCRIPTION).

PARCEL 05-201-0001

NW/4 OF SE/4 & NE/4 OF SW/4 OF SEC 15 T11N R03W SLM. LESS R/W FOR ROADS, CANAL & MALAD VALLEY RR. LESS: BEG AT A PT ON E/L OF CO RD 2520.7 FT N89°06'E ALG 1/4 SEC LINE & 815.4 FT S04°29'22"W FRM W/4 COR OF SEC 15, S04°29'22"W 464 FT ALG SD LINE, E 168.0 FT, N04°29'22"E 464.0 FT, W 168.0 FT TO POB. LESS: BEG AT A PT ON E/L OF CO RD 2570.7 FT N88°06'E ALG 1/4 SEC LINE & 262.5 FT S04°29'22"W FRM W/4 COR OF SEC 15, S04°29'22"W 129.0 FT ALG SD LINE, E 168.0 FT, N04°29'22"E 129.0 FT, W 168.0 FT TO POB. LESS: BEG AT A PT ON E/L OF CO RD 2570.7 FT N88°06'E ALG 1/4 SEC LINE & 16.5 FT S04°29'22"W FRM W/4 COR OF SEC 15, S04°29'22"W 246.0 FT ALG SD LINE, E 168.0 FT, N04°29'22"E 251.6 FT, S88°06'W 168.0 FT TO POB. LESS: BEG AT A PT N88°06'E 1317.0 FT & S 16.5 FT FRM W/4 COR OF SEC 15, BEING ON S/L OF CO RD, N88°06'E 1109 FT ALG SD LINE, S04°29'22"W 346.0 FT ALG W/L OF MLVRR, N85°30'38"W 33.0 FT, S04°29'22"W 348.8 FT, S88°06'W 1021.79 FT, N ALG 1/4 1/4 LINE 687 FT TO POB. RESERVING AN EASEMENT 10 FT WIDE ALG N SIDE FOR IRRIGATION DITCH. CONT 54.09 AC M/L. ACRES ASSESSED 54.09 TOTAL ASSESSMENT PER ACRE .30 TOTAL ASSESSMENT 16.23

PARCEL 05-086-0044

BEG AT THE INTERSECTION OF THE SLY R/W/L OF 9600 N ST & 1/4 SEC/L AT A PT 33.02 FT S01°29'14"E ALG SD/4 SEC/L FRM N/4 COR OF SEC 22 T11N R03W, S01°29'14"E 1297.33 FT ALG SD 1/4 SEC/L TO AN EXISTING FENCE/L, S86°22'26"W 180.68 FT ALG

SD FENCE/L, N01°29'14"W 1296.94 FT TO SLY/L OF SD 9600 N ST, N86°15'00"E 180.69 FT TO POB. SUBJ TO ANY IRRIGATION DITCHES RUNNING THROUGH THE PROPERTY. CONT 5.38 AC M/L.

PARCEL 05-087-0057

PART OF NW/4 SEC 23, T 11N, R 03W, SLM. BEG AT POINT S 00°00'00" W FROM NW CORNER ALONG SEC/L 1334.46 FT TO SW CORNER OF S/2 OF N/2 OF NW/4 OF SD SEC 23. THENCE N 89°09'10" E 1251.10 FT TO EXISTING FENCE LINE; ALONG EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: 1) N 01°05'55" E 40.22 FT; 2) N 67°33'14" W 299.02 FT; 3) N 22°57'46" W 176.37 FT; 4) N 12°10'52" W 345.36 FT TO NORTH LINE OF SD S/2 OF SD SEC; WEST 700.53 FT M/L TO NE CORNER OF PARCEL [05-087-0034]; SOUTH 165 FT; WEST 132 FT; NORTH 165 FT; WEST 16.5 FT TO WEST LINE OF SD SEC 23; SOUTH 660 FT M/L TO POB. LESS: [05-087-0056] LOT 01, NICK & LINSEY NESSEN SUBDIVISION, BE COUNTY. PART OF SEC 23, T 11N, R 03W, SLM.

PARCEL 05-090-0004

NW/4 OF SW/4 OF NW/4 OF SEC 26, TWP 11N, R 3W, SLM: WEST OF MALAD RIVER.

PARCEL 05-091-0010

NW/4 OF NE/4 OF SEC 27, TWP 11N, R 3W, SLM. EXC OF RES.

PARCEL 05-091-0012

NE/4 OF NE/4 OF SEC 27, WP 11N, R 3 W, SLM, LESS ROADS.

PARCEL 05-091-0013

BEG AT A PT 66 FT W & 670.5 FT N OF SE COR OF NE/4 OF SEC 27, TWP 11N, R 3W, SLM, RUNNING S 88°W 1247 FT. N 662 FT, N 88°E 1247 FT, S 662 FT TO BEG.

PARCEL 05-202-0022

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 89°56'30" WEST 312.11 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°56'30" WEST ALONG THE SOUTH LINE OF SAID SIXTEENTH SECTION 1011.17 FEET TO THE WEST LINE OF SAID SIXTEENTH SECTION; THENCE NORTH 00°06'47" WEST ALONG SAID WEST 40 ACRE LINE 1300.48 FEET TO THE SOUTH RIGHT OF WAY LINE OF 9600 NORTH STREET; THENCE SOUTH 89°56'55" EAST ALONG SAID RIGHT OF WAY LINE 1025.55 FEET TO THE WEST LINE OF PARCEL 08-202-0004; THENCE FOLLOWING

SAID 05-202-0004 PROPERTY LINES THE FOLLOWING TWO COURSES, SOUTH 00°08'43" EAST 330.00 FEET; THENCE SOUTH 89°56'55" EAST 7.56 FEET; THENCE SOUTH 00°08'43" EAST 497.515 FEET; THENCE NORTH 88°47'26" WEST 22.68 FEET; THENCE SOUTH 00°08'43" EAST 473.54 FEET TO THE POINT OF BEGINNING.

PARCEL 05-090-0027

BEG AT A PT 220 FT S OF THE NW COR OF THE SW/4 OF SEC 26, TWP 11N, R 3W, SLM, TH N 87°33'E 179.6 FT, TH S 25°49'W 98.2 FT, TH S 41°17'E 345 FT, TH S 22°10'W 733 FT, THENCE THE PRECEDING THREE COURSES BEING ALG THE BANK OF THE CORINNE MILL DITCH, TH W 86 FT, TH N ALG THE SEC LINE 1030 FT TO THE POB.

PARCEL 05-086-0054

THE SW/4 OF THE SW/4 OF SEC 22, TWP 11N, R 3W, SLM, LESS: ROADS. LESS: [05-086-0045] PART OF SW/4 OF SW/4 OF SEC 22, T 11N, R 03W, SLM. COM AT SW COR OF SD SEC 22 MOMUMENTED WITH A RR SPIKE, N02°11'24"E 1333.66 FT ALG W/L OF SEC 22 TO NW COR OF SW/4 SW/4 OF SD SEC 22, N89°59'32"E 33.02 FT TO E R/W/L OF 6800 W ST & POB, N89°59'32"E 241.49 FT ALG N/L OF SW/4 SW/4 SD SEC 22, S 177.87 FT, S89°59'32"W 248.30 FT TO E R/W/L OF 6800 W ST, N02°11'24"E 178.00 FT TO POB. LESS: [05-086-0048] LOT 01, DAVID NIELSON SUBDIVISION, PHASE 01. PART OF SEC 22, T 11N, R 03W, SLBM. LESS: [05-086-0053] PART OF THE SW/4 OF THE SW/4 OF SECTION 22, T 11N, R 03W, SLBM. COMMENCING AT THE SW CORNER OF SAID SECTION 22, MONUMENTED WITH A RAILROAD SPIKE, N 02°11'24" E 1331.44 FT ALONG THE WEST LINE OF SECTION 22 & N 89°59'32" E 33.03 FT TO THE EAST R/W LINE OF 6800 WEST ST, AND THE POINT OF BEGINNING. THENCE N 89°56'26" E 357.00 FT ALONG AN EXISTING FENCE LINE; S 02°11'24" W 122.17 FT TO THE NE CORNER OF LOT 01, DAVID NIELSON SUBDIVISION, PHASE 01; S 89°56'26" W 357.00 FT ALONG THE NORTH LINE OF SAID LOT 01 TO THE NW CORNER OF SAID LOT 01, ALSO BEING A POINT ON THE EAST R/W LINE OF 6800 WEST ST; N 02°11'24" E 122.17 FT ALONG THE EAST R/W OF 6800 WEST ST TO THE POINT OF BEGINNING.

PARCEL 05-093-0002

PART OF SEC 33 T11N R3W SLM: E/2 OF SEC LESS A 2 RD WIDE R/W ON NE & S SIDES. ALSO 3 RD R/W FOR CORINNE MILL. LESS THAT TRACT DEEDED TO JERROLD M WARD. ORIGINAL PRINCIPAL INTEREST 151.01 ACRES ASSESSED 159.75 TOTAL ASSESSMENT PER ACRE .30 TOTAL ASSESSMENT 47.92

PARCEL 05-094-0005

BEG AT A PT 33 FT E OF SW COR OF NW/4 OF SEC 34, TWP 11N, R 3W, SLM, RUNNING E 1097.5 FT, N 6°43'E 1228 FT, S 50°6'W 1610 FT, S 1°49'W 189 FT TO BEG.

PARCEL 05-096-0060

PART OF LOT 09 & LOT 12 OF SEC 36, T 11N, R 03W, SLM. BEG AT A POINT LOCATED ON THE WEST LINE OF SD LOT 09, SD POINT BEING LOCATED N 87°47'16" E 2950.03 FT ALONG NORTH LINE OF SD SEC & S 00°00'00" E 1730.28 FT & S 15°31'09" E 982.35 FT FROM NW CORNER OF SD SEC 36, N 82°27'11" E 855.15 FT TO WEST LINE OF 4600 WEST ST, ALONG SD WEST LINE OF 4600 WEST ST THE FOLLOWING FOUR (4) COURSES: 1) S 13°09'10" E 192.00 FT, 2) S 11°19'19" E 229.21 FT, 3) S 08°55'57" E 448.06 FT, 4) S 01°26'29" E 195.76 FT TO SOUTH LINE OF SD LOT 12, N 88°21'43" W 556.19 FT ALONG SOUTH LINE OF SD LOT 12 AN ADJUSTED BOUNDARY LINE SURVEYED BY SKYLIN IN 2005, ALONG SD ADJUSTED BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) N 02°25'24" E 14.66 FT, 2) N 84°23'28" W 318.97 FT TO WEST LINE OF SD LOT 12, N 06°27'44" W 643.40 FT ALONG SD WEST LINE OF LOT 12 SW CORNER OF SD LOT 09, N 15°31'09" W 245.65 FT ALONG WEST LINE OF SD LOT 09 TO POB (BOB NORTH LINE OF SD SEC, ASSUMED TO BEAR N 87°47'16" E).

PARCEL 05-096-0059

LOTS 12 & 19 OF SEC 36, T 11N, R 03W, SLM. LESS: TO BE CO. LESS: BEG AT NE COR OF LOT 19 LOCATED IN SEC 36, SD PT BEING ON W/L OF 4600 W ST, SLY ALG E/L OF SD LOT 200 FT, WLY (PARALLEL TO N/L OF SD LOT) 100 FT, NLY (PARALLEL TO E/L OF SD LOT) 200 FT TO N/L OF SD LOT, ELY 100 FT TO BEG LESS: [05-096-0058] LOT 12 OF SEC 36 T11N R03W SLM.

PARCEL 06-069-0040

ALL OF NE/4 OF SEC 36, T 12N, R 03W, SLM: LYING BETWEEN CORINNE BRANCH OF BEAR RIVER CANAL & BEAR RIVER. LESS: RDS. LESS: [06-069-0041] COMMENCING AT A POINT WHICH LIES S 01°58'37" E 1161.92 FT & N 88°01'23" E 3556.00 FT FROM THE NW CORNER OF SD SEC 36. THENCE S 67°06'11" E 519.75 FT; N 18°46'35" E 509.31 FT; S 89°32'04" W 88.90 FT; N 76°14'07" W 115.60 FT; N 72°30'29" W 288.69 FT; S 22°53'49" W 427.20 FT TO THE POB.

PARCEL 06-069-0041

PART OF THE NE/4 OF SEC 36, T 12N, R 3W, SLB&M AND COMMENCING AT A POINT WHICH LIES S 01°58'37" E 1161.92 FT & N 88°01'23" E 3556.00 FT FROM THE NW CORNER OF SD SEC. THENCE , S 67°06'11" E 519.75 FT; N 18°46'35" E 509.31 FT; S 89°32'04" W 88.90 FT; N 76°14'07" W 115.60 FT; N 72°30'29" W 288.69 FT: S 22°53'49" W 427.20 FT TO THE POB.

PARCEL 05-091-0001

BEG 33 FT E OF NW COR OF SEC 27, TWP 11N, R 3W, SLM, E 1287 FT, S 1402 FT TO BEG. EXC OF RES. LESS: BEG AT A PT 1185.0 FT N 87° 49' E (E BY RECORD) ALG SEC LINE & 33.0 FT S FROM NW COR OF SD SEC 27, SD PT BEING ON S LINE OF CO RD

KNOWN AS 8800 N ST, N 87*49'E 135.0 FT, S 160 FT, S 87*49'W 135.0 FT, N 160 FT TO
BEG. CONTG 39.44 ACRES ORIGINAL PRINCIPAL INTEREST 37.80 ACRES ASSESSED
39.44 TOTAL ASSESSMENT PER ACRE .30 TOTAL ASSESSMENT 11.83

PARCEL 05-091-0042

ALL PRT OF THE E/2 OF NW/4 OF SEC 27 T11N R03W SLM LYING WLY OF MALED
VALLEY RR PARCEL. LESS COUNTY RD AND DESCRIBED OF RECOR AS FOLLOWS:
BEG AT A PT 33 FT S OF NW COR OF NE/4 OF NW/4 SEC 27 T11N R03W SLM, S 2624 FT
M/L TO S/L OF SD/4 SEC, E253 FT M/L TO W/L OF MALAD VALLEY RR R/W, IN A NELY
DIRCTION ALG SD RR R/W TO PT DUE E OF POB, W 460 FT M/L TO POB. CONT 25.82
AC M/L. IOWA STRING DRAINAGE .30 PER ACRE TOTAL 7.75

PARCEL 05-091-0043

ALL THAT PRT OF THE E/2 OF NW/4 OF SEC 27 T11N R03W SLM LYING ELY OF THE
MALAD VALLEY RR PARCE & W OF THE BEAR RIVER CANAL PARCEL WHICH IS
DESCRIBED AS A 3 ROD STRIP. LESS CO RD WHICH IS DESCRIBED AS A 2 ROD
STRIP. LESS 05-091-0005 BEG AT A PT ON E/L OF MALAD VALLEY RR R/W AT A PT
WHERE THE SAME INTERCEPTS N/L OF SEC 27 T11N R03W SLM WHICH PT IS 562 FT
M/L E OF THE NW COR OF E/2 OF NW/4 OF SD SEC, E 150 FT, S 303 FT, W 180 FT M/L
TO E/L OF SD MALAD VALLEY RR R/W, NELY ALG SD R/W TO POB. SUJ TO EXISTING
RD WAY OVER THE 2 RODS OF SD TRACT. CONT 42.03 AC M/L. IOWA STRING
DRAINAGE .30 PER ACRE TOTAL 12.61

PARCEL 05-086-0009

BEG AT THE SE COR OF THE NW/4 OF SEC 22 T11N R03W SLM. N 1338 FT, W 419 FT,
TO THE O.S.L. R/W, S03*02" W ALG R R R/W 1341 FT, E 526 FT TO BEG.

PARCEL 05-086-0012

THE NE/4 OF THE SW/4 OF SEC 22, TWP 11N, R 3W, SLM, LESS ROADS AND R.R. LESS:
LOT 1 E L STENQUIST MINOR SUB DESC AS FOLLOWS: BEG AT A PT 2097.62 FT E
ALG 1/4 SEC LINE FROM W/4 COR OF SEC 22, N 89*58'56E 530.01 FT ALG SD 1/4 SEC
LINE, S 02*13'52W 167.20 FT ALG N/S 1/4 SEC LINE, S88*15'07W 541.71 FT TO ELY R/W
LINE OF RR PROP, N 06* 48'29E 151.45 FT ALG SD R/W LINE TO POB.

PARCEL 05-086-0015

THE SE/4 OF THE SW/4 OF SEC 22, T 11N, R 03W, SLBM. LESS ROAD ON SOUTH SIDE
OF SAID PARCEL [237851]. LESS BEG AT A POINT 260 FT EAST OF SW CORNER OF
SE/4 OF SW/4 OF SAID SEC, EAST 203 FT M/L TO O.S.L.R.R. R/W, NORTH ALONG SAID
R/W 150 FT, WEST 203 FT M/L TO A POINT DUE NORTH OF POB, SOUTH 150 FT TO
BEGINNING.

PARCEL 04-052-0067

BEGINNING ON THE WEST R/W LINE OF 6800 WEST STREET AND AT A POINT 1329.26 FT SOUTH 00°31'34" EAST ALONG THE SECTION LINE (BASIS OF BEARING) AND 33.00 FEET SOUTH 89°00'47" WEST AND 305.96 FT SOUTH 00°31'34" EAST FROM THE NORTHEAST CORNER OF SEC 04, T 10N, R 03W, SLBM. THENCE SOUTH 00°31'34" EAST 870.36 FT ALONG SAID WEST R/W LINE TO THE FENCED AND OCCUPIED NORTHERLY LINE OF THE DALE JENSEN PROPERTY (TAX PARCEL NO 04-052-0023); SOUTH 88°53'32" WEST 170.00 FT; SOUTH 00°31'43" EAST 120.00 FT ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION TO NORTH LINE OF 6800 NORTH STREET; SOUTH 88°53'32" WEST 620.60 FT ALONG A LINE PARALLEL WITH THE QUARTER SECTION LINE; NORTH 00°31'34" WEST 992.03 FT; NORTH 89°00'47" EAST 790.59 FT TO THE POINT OF BEGINNING.

PARCEL 04-052-0057

BEGINNING AT THE INTERSECTION OF THE WEST R/W LINE OF 6800 WEST STREET AND THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4, AT A POINT 1329.26 FT S 00°31'34" E ALONG THE SECTION LINE (BASIS OF BEARING) AND 33.00 FT S 89°00'47" W FT FROM THE NORTHEAST COMER OF SEC 4, T 10N, R 03W, SLBM. THENCE S 00°31'34" E 305.96 FT ALONG SAID WEST R/W LINE; S 89°00'47" W 790.59 FT; N 00°31'43" W 305.96 FT ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SEC 4 TO NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; N 89°00'47" E 790.59 FT ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL 05-091-0037

A TRACT OF LAND SITUATED ON THE NE/4 OF SEC 27, T 11N, R 03W, SLM, US SURVEY BE COUNTY. COM AT E/4 CORNER OF SD SEC 27, NORTH 670.50 FT ALONG SEC LINE, N 90°00'00" W 66.00 FT TO WEST LINE OF 6000 WEST ST, S 00°00'00" E 66.04 FT ALONG WEST LINE OF 6000 WEST ST, S 88°00'00" W 167.20 FT ADJOINING LOT 01 ROBERT NEIL JACOBSON SUBDIVISION TO TRUE POB. THENCE S 00°00'00" W 127.42 FT ADJOINING LOT 01 ROBERT NEIL JACOBSON SUBDIVISION, N 90°00'00" W 132.90 FT ADJOINING LOT 02 ROBERT NEIL JACOBSON SUBDIVISION, S 00°00'00" W 164.94 FT ADJOINING LOT 02 ROBERT NEIL JACOBSON SUBDIVISION, S 88°00'00" W 2233.55 FT TO EASTERLY LINE OF A CANAL, N 00°10'15" E 287.75 FT ALONG EASTERLY LINE OF CANAL, N 88°00'00" E 2365.67 TO POB (BOB EAST LINE OF NE/4 OF SEC 27, N 00°00'00" E). SUB/TO: A R/W FOR INGRESS / EGRESS (ENT# 222558).

SECTION 3: Effective Date. This ordinance shall become effective fifteen (15) days after its passage.

PASSED, ADOPTED AND A SYNOPSIS ORDERED PUBLISHED this 10th day of June, 2026, by the Board of County Commissioners of Box Elder County, Utah,

Commissioner Bingham Voting Aye
Commissioner Perry Voting Aye
Commissioner Vincent Voting Aye



Attest:


~~Marla Young~~ Tammy Gibson
Deputy Box Elder County Clerk

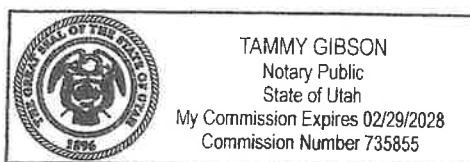

Box Elder County Commission - Chair

State of Utah)
)
County of Box Elder)

On this 10th day of June, 2026, personally appeared before me, the undersigned notary public, Tyler Vincent, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the Commissioner for Box Elder County and said document was signed by him in behalf of said Corporation and acknowledged to me that said Corporation executed the same.

My Commission Expires: 2-29-2028


Notary Public



ORDINANCE NO. 652

AN ORDINANCE OF BOX ELDER COUNTY, VACATING AND EXTINGUISHING THE ROAD AND RIGHT-OF-WAY MAPPED AS 53400 WEST AND 27200 NORTH LOCATED IN T15N R13W SECTIONS 26 AND 27 IN THE CLEAR CREEK AREA OF BOX ELDER COUNTY.

WHEREAS, Box Elder County has petitioned to vacate the road and right-of-way mapped as 53400 West and 27200 North located in T15N R13W Sections 26 and 27, Salt Lake Base and Meridian; and

WHEREAS, the Box Elder County Planning Commission, after appropriate notice, held a public meeting on April 16, 2026, to review this proposed vacation; and .

WHEREAS, after reviewing and discussing, the Box Elder County Planning Commission has found and determined that the proposed alley vacation does not substantially affect the county general plan or the transportation plan of the county, that there is not a prevailing public interest in keeping the alley open, that it is in compliance with all Box Elder County land use and development code requirements, state, federal or other local regulations, that it will not financially harm any landowner or stakeholder who may have an interest in the alley, and that county will not vacate any other private interest within the right-of-way; and

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

WHEREAS, pursuant to §17-79-208 of the Utah Code, the County Commission scheduled a public hearing on the petition to vacate and provided notice of such public hearing by, at least ten (10) days before the public hearing, mailing such notice to the record owner of each parcel that is accessed by the portion of the alley being vacated and to each affected entity, posting of such notice on or near the portion of the alley being vacated in a manner that is calculated to alert the public, and publishing such notice in a newspaper of general circulation in Box Elder County and on the Utah Public Notice Website; and

WHEREAS, pursuant to §72-3-108 of the Utah Code as well as existing County policy, the Box Elder County Commission provided notice of such public hearing by publishing it in a newspaper of general circulation in Box Elder County once a week for four (4) consecutive weeks prior to the hearing, publishing it on the Utah Public Notice Website for four (4) weeks prior to the hearing, posting it in three (3) public places for four (4) consecutive weeks prior to the hearing, and by mailing notice of such public hearing to the Utah Department of Transportation and to all of the owners of property abutting the alley being vacated; and

WHEREAS, the Box Elder County Commission, after appropriate notice, held a public hearing on May 27, 2026, to allow the general public to comment on this proposed alley vacation; and

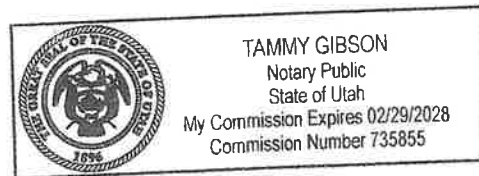
WHEREAS, after providing for public comment from the general public, the Board of County Commissioners of Box Elder County, Utah finds that the vacation of the alley as set forth below does not substantially affect the county general plan or the transportation plan of the county, that there is not a prevailing public interest in keeping the alley open, that it is in compliance with all Box Elder County

State of Utah)
) ss
County of Box Elder)

On this 10th day of June, 2026, personally appeared before me, the undersigned notary public, Tyler Vincent, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the **Commission Chairman for Box Elder County** and said document was signed by him in behalf of said Corporation and acknowledged to me that said Corporation executed the same.

My Commission Expires: 2-29-20


Notary Public



ORDINANCE NO. 653

AN ORDINANCE OF BOX ELDER COUNTY AMENDING THE BOX ELDER COUNTY ZONING MAP BY REZONING APPROXIMATELY 514 ACRES LOCATED IN THE FIELDING AND RIVERSIDE AREA FROM UNZONED TO AHZ (AGRICULTURAL HERITAGE ZONE).

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

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

WHEREAS, the Box Elder County Planning Commission, after appropriate notice, held a public hearing on May 21, 2026, to allow the general public to comment on this proposed rezone and amendment of the zoning map; and

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

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

WHEREAS, the Box Elder County Commission, after appropriate notice, held a public meeting on June 10, 2026 to review and discuss this proposed amendment; and

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

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

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

PARCEL 06-110-0065

ALL OF THE FOLLOWING LYING OUTSIDE THE RIVERSIDE COMMUNITY SPECIAL SERVICE DISTRICT. A PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF 6000 WEST STREET LOCATED 1989.37 FEET SOUTH 00°48'29" EAST ALONG THE EAST LINE OF SAID SECTION 3

AND 33.00 FEET SOUTH 89°11'31" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3; RUNNING THENCE SOUTH 89°25'51" WEST 266.20 FEET; THENCE SOUTH 00°48'29" EAST 655.81 FEET TO AN EXISTING FENCE LINE ACCEPTED AS THE SOUTH PROPERTY LINE AND SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89°25'51" WEST 3066.24 FEET ALONG SAID EXISTING FENCE LINE AND SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES; (1) NORTH 12°08'02" WEST 448.20 FEET; (2) NORTHERLY TO THE RIGHT ALONG THE ARC OF A 22768.31 FOOT RADIUS CURVE, A DISTANCE OF 321.38 FEET, CHORD BEARS NORTH 11°43'46" WEST 321.38 FEET, HAVING A CENTRAL ANGLE OF 00°48'31"; (3) NORTH 09°32'48" WEST 496.71 FEET; (4) NORTHERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 22758.31 FOOT RADIUS CURVE, A DISTANCE OF 993.02 FEET, CHORD BEARS NORTH 08°49'30" WEST 992.94 FEET, HAVING A CENTRAL ANGLE OF 02°30'00"; (5) NORTH 10°12'25" WEST 198.90 FEET; AND (6) NORTHERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 22768.31 FOOT RADIUS CURVE, A DISTANCE OF 270.15 FEET, CHORD BEARS NORTH 06°44'06" WEST 270.15 FEET, HAVING A CENTRAL ANGLE OF 00°40'47" TO AN EXISTING FENCE LINE ACCEPTED AS THE NORTH PROPERTY LINE; THENCE SOUTH 89°51'28" EAST 1148.81 FEET ALONG SAID EXISTING FENCE LINE AND SAID NORTH PROPERTY LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°48'29" EAST 1349.31 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89°11'31" EAST 2607.00 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF 6000 WEST STREET; THENCE SOUTH 00°48'29" EAST 683.87 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 06-110-0057

THAT PART OF THE FOLLOWING LYING INSIDE THE RIVERSIDE COMMUNITY SPECIAL SERVICE DISTRICT AND OUTSIDE THE RIVERSIDE CEMETERY SERVICE DISTRICT, BEING A PART OF THE NW/4 OF SEC 03, T 12N, R 03W, SLBM. BEGINNING AT A POINT ON THE EAST R/W LINE OF 6000 WEST STREET, LOCATED 33.13 FT N 85°40'53" W AND 406.82 FT S 00°48'29" E FROM THE NE CORNER OF SAID SEC 03. THENCE S 00°48'29" E 901.64 FT ALONG SAID EAST R/W LINE TO THE SE CORNER OF THE CAPENER BROTHERS DAIRY FARM PARTNERSHIP, TAX ID. NO. 06-110-0008; S 89°11'31" W (S 88°28'14" W) 414.40 FT TO THE SW CORNER OF THE CAPENER BROTHERS DAIRY FARM PARTNERSHIP, TAX ID. NO. 06-110-0007; N 06°18'13" W (N 07°01'30" W BY RECORD) 923.73 FT ALONG THE WEST BOUNDARY LINE OF SAID CAPENER PROPERTY; S 88°46'31" E 503.18 FT TO THE POINT OF BEGINNING.

PARCEL 06-110-0056

THAT PART OF THE FOLLOWING LYING INSIDE THE RIVERSIDE CEMETERY SERVICE DISTRICT AND OUTSIDE THE RIVERSIDE COMMUNITY SPECIAL SERVICE DISTRICT, BEING A PART OF THE NW/4 OF SEC 03, T 12N, R 03W, SLBM. BEGINNING AT A POINT ON THE EAST R/W LINE OF 6000 WEST STREET, LOCATED 33.13 FT N 85°40'53" W AND 406.82 FT S 00°48'29" E FROM THE NE CORNER OF SAID SEC 03. THENCE S 00°48'29" E 901.64 FT ALONG SAID EAST R/W LINE TO THE SE CORNER OF THE CAPENER BROTHERS DAIRY FARM PARTNERSHIP, TAX ID. NO. 06-110-0008; S 89°11'31" W (S 88°28'14" W) 414.40 FT TO THE SW CORNER OF THE CAPENER BROTHERS DAIRY FARM PARTNERSHIP, TAX ID. NO. 06-110-0007; N 06°18'13" W (N 07°01'30" W BY RECORD) 923.73 FT ALONG THE WEST BOUNDARY LINE OF SAID CAPENER PROPERTY; S 88°46'31" E 503.18 FT TO THE POINT OF BEGINNING.

PARCEL 07-090-0014

ALL THAT PART OF THE S/2 OF NE/4 OF SEC 03, T 13N, R 03W, SLM, LYING EASTERLY OF UDOT PROJ I-15-8(61) 387.
LESS: STATE HIGHWAY.
ALSO BEGINNING AT NE CORNER OF SE/4 OF SEC, WEST 534.6 FT, THENCE IN A SE DIRECTION ALONG NORTH SIDE OF ST HWY 864.6 FT, NORTH 673.2 FT TO POB.
LESS: TO UDOT.

PARCEL 06-044-0068

BEGINNING AT POINT S 88°31'00" W 288.6 FT FROM POINT DESCRIBED OF RECORD AS BEING NORTH 948.5 FT ALONG SEC LINE & WEST 50 FT M/L, BEING WEST LINE OF ST RD R/W FROM SE CORNER SEC 02, T 12N, R 03W, SLM; THENCE S 88°31'00" W 147.0 FT, WEST 2154.4 FT, NORTH 302 FT, EAST 2301.4 FT M/L TO WEST LINE OF ALAN J GODFREY PROPERTY, SOUTH 100 FT, S 01°29'00" E 202 FT M/L TO POB.

PARCEL 06-045-0010

BEGINNING 33 FT NORTH & 1360 FT WEST OF SE CORNER OF NE/4 OF SEC 11, T 12N, R 03W, SLM. THENCE WEST 1314 FT TO WEST LINE OF NE/4; NORTH 578 FT ALONG SAID LINE; EAST 1314 FT; SOUTH 578 FT TO BEGINNING.
LESS: [06-045-0030] BEGINNING AT A POINT 1360 FT WEST & 611 FT NORTH OF THE SE CORNER OF NE/4 OF SEC 11. THENCE WEST 150 FT; SOUTH 160 FT; EAST 150 FT; NORTH 160 FT TO POB.
LESS: [06-045-0031] BEGINNING AT A POINT 33 FT NORTH & 1360 FT WEST OF SE CORNER OF NE/4 OF SEC 11. THENCE WEST 250 FT; NORTH 578 FT; EAST 250 FT; SOUTH 578 FT TO BEGINNING.

PARCEL 06-044-0063

BEGINNING AT POINT 331 FT NORTH & 270.1 FT WEST OF SE CORNER SEC 02, T 12N, R 03W, SLM. THENCE NORTH 314.5 FT; WEST 2369.9 FT; SOUTH 314.5 FT; EAST 2369.9 FT TO POB.

PARCEL 07-090-0009

BEGINNING AT A POINT 1593 FT NORTH ALONG SEC LINE & 33 FT WEST OF SE CORNER OF SEC 03, T 13N, R 03W, SLM. THENCE WEST 765.7 FT TO EAST R/W LINE OF INTERSTATE FREEWAY (NO ACCESS LINE), N 01°09'53" W 978.0 FT ALONG SAID LINE M/L TO NORTH BOUNDARY OF SE/4 OF SAID SEC, S 89°29'05" E 212.8 FT ALONG NORTH BOUNDARY OF SE/4 OF SAID SEC TO WEST R/W LINE OF CO RD, S 37°01'12" E 951.37 FT ALONG SAID LINE, SOUTH 216.3 FT ALONG SAID LINE TO POB.

PARCEL 07-086-0006

A PART OF W/2 OF W/2 OF SEC 02, T 13N, R 03W, SLBM. DESCRIBED AS: BEGINNING AT A POINT AT INTERSECTION OF SOUTH LINE OF ST HWY 191 & EAST LINE OF CO ROAD WHICH IS APPROX 184 FT SOUTH & 33 FT EAST OF NW CORNER OF SW/4 OF SAID SEC 02, SOUTH ALONG CO ROAD 566 FT, NORTHWESTERLY 293 FT TO WEST LINE OF SD HWY 191, NORTHWESTERLY ALONG WEST LINE OF HWY 538 FT M/L TO POB.

PARCEL 06-045-0021

BEGINNING AT A POINT LOCATED 26 FT SOUTH OF NE CORNER OF NW/4 OF NE/4 OF SEC 11, T 12N, R 03W, SLM. THENCE WEST 40 FT; SOUTH 2560 FT M/L TO NORTHERLY LINE OF SR 15, NORTHEASTERLY ALONG SAID LINE TO E LINE OF SW/4 OF SD NE/4, N 2490 FT M/L TO BEG.

PARCEL 06-045-0004

S/2 OF THE S/2 OF THE NW/4 OF SEC 11, T 12N, R 03W, SLM, LYING EAST OF THE BEAR RIVER CANAL RIGHT OF WAY.
LESS: ONE ROD ON EAST SIDE.

PARCEL 06-044-0037

BEGINNING AT A POINT 33 FT WEST FROM THE SE CORNER OF SEC 02, T 12N, R 03W, SLM. THENCE NORTH 331 FT; WEST 2607 FT; SOUTH 331 FT; EAST 2607 FT TO BEGINNING.
RESERVING THEREFROM [WD BK 45, PG 31] A RIGHT OF WAY ONE ROD WIDE ACROSS WEST END.

LESS: [R/W DEED BK 47, PG 176] RIGHT OF WAY FOR HIGHWAY KNOWN AS FA PROJECT NO 205-D. SAID RIGHT OF WAY IS CONTAINED WITHIN A PARCEL OF LAND BOUNDED ON THE EASTERLY SIDE BY THE EAST LINE OF SAID SEC 2 AND ON THE WESTERLY SIDE BY A LINE CONCENTRIC WITH AND 50 FEET DISTANT WESTERLY FROM THE CENTER LINE OF SURVEY OF SAID PROJECT. SAID CENTER LINE IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SEC 2 AND SAID CENTER LINE OF SURVEY AT ENGINEER'S STATION 324-05.0, WHICH POINT IS 123.7 FEET WEST ALONG SAID SOUTH SECTION LINE FROM THE SE CORNER OF SAID SEC 2; THENCE NORTHERLY 353 FEET ALONG THE ARC OF A 2°00' CURVE TO THE LEFT (NOTE: TANGENT TO SAID CURVE AT THE POINT OF BEGINNING BEARS N 15°14' E) TO THE INTERSECTION OF SAID CENTER LINE OF SURVEY AT ENGINEER'S STATION 327-58 AND THE NORTH BOUNDARY LINE OF SAID GRANTORS LAND, WHICH POINT IS 346 FEET NORTH AND 52 FEET WEST FROM SAID SE CORNER OF SEC 11, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH.

PARCEL 06-044-0034

BEGINNING AT A POINT 33 FT WEST & 645.5 FT NORTH OF SE CORNER OF SEC 02, T 12N, R 03W, SLM, RUNNING NORTH 303 FT, WEST 2607 FT, SOUTH 303 FT, EAST 2607 FT TO BEGINNING.
LESS: STATE HIGHWAY ALONG THE EAST SIDE OF PARCEL.

PARCEL 06-045-0031

BEG AT A PT 33 FT N & 1360 FT W OF SE COR OF NE/4 OF SEC 11 T12N R3W SLM, W 250 FT, N 578 FT, E 250 FT, S 578 FT TO BEG.
LESS: BEG AT A PT 1360 FT W & 611 FT N OF SE COR OF NE/4 OF SEC 11, W 150 FT, S 160 FT, E 150 FT, N 160 FT TO POB.

PARCEL 06-045-0028

BEGINNING AT A POINT 80 RODS WEST & 1838.0 FT SOUTH FROM NE CORNER OF SEC 11, T 12N, R 03W, SLM. THENCE WEST 256.2 FT; SOUTH 170.0 FT; EAST 256.2 FT; NORTH 170.0 FT TO POB.

PARCEL 06-046-0132

LTS 03 BLK 3 RTS. EXCLUSIVE OF RESERVATIONS.

PARCEL 06-110-0066

ALL OF THE FOLLOWING LYING INSIDE THE RIVERSIDE COMMUNITY SPECIAL SERVICE DISTRICT. A PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF 6000 WEST STREET LOCATED 1989.37 FEET SOUTH 00°48'29" EAST ALONG THE EAST LINE OF SAID SECTION 3 AND 33.00 FEET SOUTH 89°11'31" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3; RUNNING THENCE SOUTH 89°25'51" WEST 266.20 FEET; THENCE SOUTH 00°48'29" EAST 655.81 FEET TO AN EXISTING FENCE LINE ACCEPTED AS THE SOUTH PROPERTY LINE AND SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89°25'51" WEST 3066.24 FEET ALONG SAID EXISTING FENCE LINE AND SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES; (1) NORTH 12°08'02" WEST 448.20 FEET; (2) NORTHERLY TO THE RIGHT ALONG THE ARC OF A 22768.31 FOOT RADIUS CURVE, A DISTANCE OF 321.38 FEET, CHORD BEARS NORTH 11°43'46" WEST 321.38 FEET, HAVING A CENTRAL ANGLE OF 00°48'31"; (3) NORTH 09°32'48" WEST 496.71 FEET; (4) NORTHERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 22758.31 FOOT RADIUS CURVE, A DISTANCE OF 993.02 FEET, CHORD BEARS NORTH 08°49'30" WEST 992.94 FEET, HAVING A CENTRAL ANGLE OF 02°30'00"; (5) NORTH 10°12'25" WEST 198.90 FEET; AND (6) NORTHERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 22768.31 FOOT RADIUS CURVE, A DISTANCE OF 270.15 FEET, CHORD BEARS NORTH 06°44'06" WEST 270.15 FEET, HAVING A CENTRAL ANGLE OF 00°40'47" TO AN EXISTING FENCE LINE ACCEPTED AS THE NORTH PROPERTY LINE; THENCE SOUTH 89°51'28" EAST 1148.81 FEET ALONG SAID EXISTING FENCE LINE

AND SAID NORTH PROPERTY LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°48'29" EAST 1349.31 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89°11'31" EAST 2607.00 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF 6000 WEST STREET; THENCE SOUTH 00°48'29" EAST 683.87 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 06-045-0030

BEG AT PT 1360 FT W & 611 FT N OF SE COR NE/4 SEC 11 T12N R03W SLM, W 150 FT, S 160 FT, E 150 FT, N 160 FT TO POB.

PARCEL 06-045-0003

BEGINNING 1833.7 FT WEST & 1378.8 FT SOUTH FROM NE CORNER OF SEC 11, T 12N, R 03W, SLM. THENCE WEST 1963.9 FT TO EAST R/W LINE OF BEAR RIVER CANAL; S 19°45'00" W 668.5 FT ALONG SAID LINE; EAST 2189.8 FT; NORTH 629.2 FT TO BEGINNING.

PARCEL 06-110-0061

BEGINNING AT A POINT LOCATED S 88°28'14" W 634.9 FT FROM THE NE CORNER OF SEC 03, T12N, R 03W, SLBM, SAID POINT BEING ON THE NORTH LINE OF THE N/2 OF THE NE/4 OF SAID SECTION. THENCE S 88°28'14" W 2005.1 FT M/L ALONG SAID NORTH LINE TO THE NW CORNER OF THE N/2 OF SAID NE/4; SOUTH 1302 FT M/L TO THE SW CORNER OF THE N/2 OF SAID NE/4; N 88°28'14" E ALONG THE SOUTH LINE OF THE N/2 OF SAID NE/4 2210.9 FT M/L TO A POINT BEING LOCATED 447.4 FT WEST OF THE EAST LINE OF SAID SECTION 03; N 07°01'30" W 923.7 FT; N 88°46'31" W 76.6 FT; N 06°18'13" W 396.7 M/L TO THE POINT OF BEGINNING.

LESS: PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 6000 WEST STREET LOCATED 33.13 FEET NORTH 85°40'53" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3; RUNNING THENCE SOUTH 00°48'29" EAST 406.82 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 88°46'31" WEST 579.74 FEET; THENCE NORTH 06°18'13" WEST 396.72 FEET TO AN EXISTING FENCE LINE BEING GRANTORS NORTH PROPERTY LINE; THENCE NORTH 89°59'38" EAST (NORTH 88°28'14" EAST BY RECORD) 617.43 FEET ALONG SAID FENCE LINE AND PROPERTY LINE TO THE POINT OF BEGINNING.

PARCEL 06-045-0026

BEGINNING AT A POINT 1833.7 FT WEST & 1378.8 FT SOUTH FROM NE CORNER OF SEC 11, T 12N, R 03W, SLM. THENCE WEST 1963.9 FT TO EAST R/W LINE OF BEAR RIVER CANAL; N 19°45'00" E 364.96 FT ALONG SAID LINE; EAST 1840.57 FT TO A POINT DUE NORTH OF POB; SOUTH 343.50 FT TO POB.

PARCEL 06-045-0022

PART OF SE/4 OF NE/4 OF SEC 11, T 12N, R 03W, SLM. LYING BETWEEN WEST LINE OF SAID SE/4 OF NE/4 & W LINE OF ST HWY MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF WEST LINE OF SE/4 OF NE/4 OF SAID SEC 11, & WEST R/W LINE OF ST HWY, SAID POINT BEING 3007 FT NORTH & 1321 FT WEST FROM SE CORNER OF SAID SEC 11, NORTHEASTERLY ALONG SAID R/W LINE ALONG THE ARC OF A 02°00'00" CURVE TO THE RIGHT TO A POINT 3911 FT NORTH & 921.2 FT WEST OF SE CORNER OF SAID SEC 11, WEST 399.8 FT TO WEST LINE OF SE/4 OF NE/4 OF SAID SEC, SOUTH ALONG SAID LINE 904 FT TO BEGINNING.

PARCEL 06-045-0017

BEGINNING AT A POINT 80 RODS WEST ALONG SEC LINE 1378.8 FT SOUTH FROM NE CORNER OF SEC 11, T 12N, R 03W, SLM. THENCE WEST 513.7 FT; SOUTH 629.2 FT, EAST 257.5 FT, NORTH 170 FT, EAST 256.2 FT, NORTH 459.2 FT TO POB.

PARCEL 06-045-0002

BEGINNING AT A POINT 80 RODS WEST ALONG SEC LINE FROM NE CORNER OF SEC 11, T 12N, R 03W, SLM, WEST ALONG SEC LINE 893 FT, SOUTH 26 FT, WEST PARALLEL TO SEC LINE 1200 FT TO EAST R/W LINE OF BEAR RIVER CANAL, S 10°31'00" 00" W 615 FT ALONG SAID LINE, S 19°45'00" W 817.5 FT ALONG SAID LINE, EAST 2477.6 FT, NORTH 1379.8 FT TO BEGINNING.
LESS: BEGINNING AT A POINT 1833.7 FT WEST & 1378.8 FT SOUTH FROM NE CORNER OF SEC 11, WEST 1963.9 FT TO EAST R/W LINE OF BEAR RIVER CANAL, N 19°45'00" E 364.96 FT ALONG SAID LINE, EAST 1840.57 FT TO A POINT DUE NORTH OF POB, SOUTH 343.50 FT TO POB.

PARCEL 06-044-0073

BEGINNING AT A POINT ON THE EAST R/W LINE OF CO RD, N 01°18'49" W 2621.00 FT & N 88°41'11" E 33.00 FT M/L FROM THE SW CORNER OF SEC 02, T 12N, R 03W, SLM, N 88°52'11" E 342.44 FT TO THE WEST R/W LINE OF MVRR; N 03°03'25" E 33.1 FT M/L TO THE CENTER SEC LINE OF SAID SEC 02, WEST ALONG SAID LINE 343 FT M/L TO EAST LINE OF CO RD, S 01°18'49" E ALONG SAID LINE 33.0 FT M/L TO THE POB.

PARCEL 06-044-0062

ALL OF FOLLOWING EAST OF RR: N/2 OF SW/4 SEC 02, T 12N, R 03W, SLM.

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

PASSED, ADOPTED AND A SYNOPSIS ORDERED PUBLISHED this 10th day of June, 2026, by the Board of County Commissioners of Box Elder County, Utah,



Commissioner Bingham
Commissioner Perry
Commissioner Vincent

Voting Aye
Voting Aye
Voting Aye


Box Elder County Commission - Chair

Attest:


Marla Young
Deputy Box Elder County Clerk

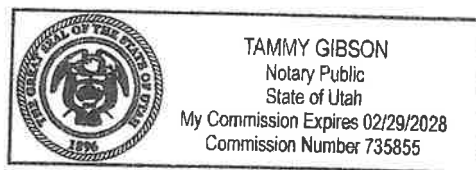
State of Utah)
)
County of Box Elder)

On this 10th day of June, 2026, personally appeared before me, the undersigned notary public, Tyler Vincent, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the

Commissioner for Box Elder County and said document was signed by him in behalf of said Corporation and acknowledged to me that said Corporation executed the same.

My Commission Expires: 2/29/2028


Notary Public



ORDINANCE NO. 654

AN ORDINANCE OF BOX ELDER COUNTY ADOPTING A TEMPORARY LAND USE REGULATION PROHIBITING THE ACCEPTANCE OR PROCESSING OF APPLICATIONS FOR DATA CENTERS AND DATA CENTER POWER PLANTS FOR ONE HUNDRED EIGHTY (180) DAYS TO CONSIDER A LAND USE CODE TEXT AMENDMENT TO ADDRESS DATA CENTERS AS A LAND USE IN ALL ZONED AND UNZONED AREAS OF UNINCORPORATED BOX ELDER COUNTY.

WHEREAS, Utah Code § 17-79-504 authorizes the County to enact temporary land use regulations for a reasonable period of time without prior consideration of or recommendation from the planning commission;

WHEREAS, the County Commission specifically finds that a compelling, countervailing public interest exists supporting the adoption of this temporary land use regulation in order to allow the County sufficient time to study, prepare, and adopt comprehensive regulations governing such uses and associated infrastructure; and

WHEREAS, the Box Elder County Land Use Management & Development Code Section 2-2-040(J) allows for moratoria on affected land uses when changes to the land use code text are pending. A proposed land use code text amendment is deemed “pending” when the amendment proposal first appears on a Planning Commission or County Commission agenda; and

WHEREAS, the Box Elder County Commission has directed staff to prepare a pending ordinance to consider a land use code text amendment for Data Centers as a land use; and

WHEREAS, the Box Elder County Commission, after appropriate notice, held a public meeting on June 10, 2026, to review and discuss the proposed land use code text amendment; and

WHEREAS, the consideration of a land use code text amendment will go through the legislative process as set forth in Section 2-2-080, Zoning Map and Text Amendments, of the Box Elder County Land Use Management & Development Code to refine it and ensure it is in conformity with the General Plan of Box Elder County, that the uses allowed by the proposed change are harmonious with the overall character of the existing development in the vicinity of the property, that it will not adversely affect adjacent properties, that the facilities and services intended to serve property are adequate, and that it will be in the best interest of and promote the health, safety and general welfare of the residents of Box Elder County;

WHEREAS, the County Commission finds that the adoption of this temporary land use regulation is necessary and in the best interests of the public health, safety, and welfare of Box Elder County,

NOW THEREFORE, be it ordained by the County Legislative Body of Box Elder County, Utah:

SECTION 1. Definitions. As used in this ordinance, the following words, terms and phrases

shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

“Data center” is defined herein as real and personal property consisting of a building or group of buildings or group of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including power and cooling equipment.

“Data center power plant” means a utility-scale commercial facility that produces electric power for consumption by a data center, which may store, produce, transmit and/or distribute electric power by any combination of energy storage, solar energy, thermal energy or other power conversion technology, including from hydrocarbon-based fuels, geothermal wells, wind energy systems, or nuclear fuel systems, for the primary purpose of supplying power to the data center.

“Digital infrastructure” is any electrical infrastructure, energy and fuel infrastructure, transmission and/or distribution infrastructure supporting data center development, including but not limited to, fiber optic cable conduit and/or fuel transmission and distribution infrastructure supportive of a data center and/or a data center power plant.

SECTION 2. Temporary Land Use Regulation. For a period of one hundred eighty (180) days following the effective date of this Ordinance, Box Elder County shall not accept for filing or process any land use application, business license application, building permit application, administrative appeal, administrative land use permit, conditional use permit, subdivision approval, zone change application, site plan application, development agreement, or any other land use or development approval associated with uses related to data centers and/or data center power plants.

SECTION 3. Complete Applications Exception. Applications that have been determined to be complete by the County prior to the effective date of this Ordinance may continue to be processed and acted upon under the regulations in effect at the time of completeness determination.

SECTION 4. Pending Applications - Suspension. All applications associated with uses related to data centers and/or data center power plants that have been submitted but not determined to be complete by the County prior to the effective date of this Ordinance are hereby suspended for the duration of this Ordinance.

During the suspension period, the County shall not process, review, evaluate, or take any administrative action on such applications, including but not limited to completeness determinations, technical review, or substantive review.

SECTION 5. Purpose and Intent. The purpose of this Ordinance is temporary in nature and intended solely to allow Box Elder County adequate time to study, prepare, and adopt updated land use regulations governing data centers, data center power plants, and associated infrastructure, including the potential creation of overlay zoning districts, new zoning classifications, legislative zoning procedures, and objective development standards.

SECTION 6. Severability. Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 7. Effective Date. This Ordinance shall be effective immediately upon passage and

publication as required by law and shall remain in effect for one hundred eighty (180) days unless repealed, extended, or replaced by a subsequent ordinance.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BOX ELDER COUNTY, UTAH this 10th day of June 2026.

Commissioner Bingham
Commissioner Vincent
Commissioner Perry

Voting Aye
Voting Aye
Voting Aye




Box Elder County Commission Chair

Attest:



Deputy ~~Marla Young~~ Tammy Gibson
Box Elder County Clerk

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

On this 10th day of June, 2026, personally appeared before me, the undersigned notary public, Tyler Vincent, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the **Commission Chairman for Box Elder County** and said document was signed by him in behalf of said Corporation and acknowledged to me that said Corporation executed the same.

My Commission Expires: 2/29/2028


Notary Public



TAMMY GIBSON
Notary Public
State of Utah
My Commission Expires 02/29/2028
Commission Number 735855

Contract # 26-25 **262789****STATE OF UTAH CONTRACT**

1. CONTRACTING PARTIES: This contract is between the State of Utah, Administrative Office of the Courts, referred to as STATE, and the following CONTRACTOR:

Box Elder County Sheriff

Name

52 South 1000 West

Address

Brigham City

City

Utah

State

84302

Zip

Contact Person: Kevin PotterPhone: 435-734-3818Email: kbpotter@boxeldercounty.ut.govVendor #: 65305ECommodity Code #: 96480**LEGAL STATUS OF CONTRACTOR**

- ☐ Sole Proprietor
☐ For-Profit Corporation
☐ Non-Profit Corporation
☐ Partnership
☒ Government Agency

2. GENERAL PURPOSE OF CONTRACT: To provide court perimeter and bailiff services at the courthouse/s in this county.
(Required by Statute 17-72-708 Paragraph 2. Sheriff – Assignment of court bailiffs – Contract and Costs)
3. PROCUREMENT: This contract is entered into as a result of: **No procurement required (Government Agency).**
4. CONTRACT PERIOD: Effective Date: 07/01/26 Termination Date: 06/30/27 unless terminated early or extended in accordance with the terms and conditions of this contract. RENEWALS: NONE
5. CONTRACT AMOUNT: CONTRACTOR will be paid based on the following for this Contract Period:
Maximum Contract Hours: 10,920 at Rate: \$26.86 Maximum Budget: \$293,311.20
6. ATTACHMENT A: Terms and Conditions
ATTACHMENT B: Scope of Work
ATTACHMENT C: Costs/Payment
Any conflict between Attachment A and other Attachments will be resolved in favor of Attachment A.
7. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED:
- All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.
 - Utah State Procurement Code

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

CONTRACTOR:**STATE:**Kevin Potter
County Sheriff5/26/26
DateKeisa Williams
Court Security Director or AOC Designee06/12/26
DateJohn D. Inghel
County Commission6-10-26
DateKeisa Williams
Approved as to Form5/19/26
DateJohn D. Inghel
County Attorney6/10/26
DateKeisa Williams
Approved as to Availability of Funds06/15/26
Date**RECEIVED AND PROCESSED
BY DIVISION OF FINANCE**

State Division of Finance

06/16/26

Date

ATTACHMENT A: TERMS AND CONDITIONS – Bailiff and Security Contracts

1. **AUTHORITY:** Provisions of this contract are pursuant to the authority set forth in 11-13-101 commonly referred to as the Inter-local Cooperation Act, 17-72-301, 17-72-708 and UC78A-2-602.
2. **SEPARABILITY CLAUSE:** A declaration by any court, or any other binding legal source, that any provision of this contract is illegal, and void shall not affect the legality and enforceability of any other provision of this contract, unless the provisions are mutually dependent.
3. **RENEGOTIATION OR MODIFICATIONS:** This contract may be amended, modified, or supplemented only by written amendment to the contract, executed by the same persons or by persons holding the same position as persons who signed the original agreement on behalf of the parties hereto, and attached to the original signed copy of the contract. Automatic renewals will not apply to this contract.
4. **TERMINATION:** This contract may be terminated in advance of the specified expiration date, by either party, upon ninety (90) days written notice being given the other party. On termination of this contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved services rendered to date of termination. Termination shall not affect the rights and duties of either party as may be required by law.
5. **NONAPPROPRIATION OF FUNDS:** The provision of this contract placing an obligation upon the State to compensate the Sheriff for services is contingent upon, and limited to the extent that, funds are appropriated and available for this purpose by the Legislature. The State will actively seek adequate funding from the Legislature to fulfill the obligations of this contract. In the event that funds are not appropriated or otherwise available to honor the terms of this contract, the State may renegotiate the agreement or may terminate the agreement without penalty upon 30 days written notice to the Sheriff.
6. **LIABILITY:** The State shall be responsible for all damages to persons or property that occurs as a result of the negligence or fault of State employees in connection with the performance of this contract. The County shall be responsible for all damages to persons or property that occurs as a result of the negligence or fault of the County in connection with the performance of this Contract. The parties do not waive and this agreement is subject to the terms and conditions of the Governmental Immunity Act of Utah, UCA 63G-7-101 *et seq.*, including, but not limited to, the liability limits contained therein.
7. **EMPLOYMENT STATUS:** All persons performing duties under the terms of this Contract shall be County employees and shall have no right to any state pension, civil service, workers' compensation, unemployment or any other state benefit for services provided hereunder. The County will have full supervision authority, subject to the Scope of Work, over all persons employed to carry out the requirements of this Contract.
8. **PAYMENT:** Payments are normally made within 30 days following the date a correct invoice is received. All invoices must be submitted in an approved format.
9. **COMPENSATION:** The compensation paid by the State to the County pursuant to this Agreement shall be used only for the services provided pursuant to the Agreement, and County shall not have the authority or right to use such funds for other purposes. The State shall compensate the County for salary and benefits of sworn officers in conformance with the provisions of Sections 17-72-301, 17-72-707, 17-72-708, and UC78A-2-602, and Rule 3-414 of the Code of Judicial Administration. This agreement shall not serve to compensate County for costs related to security administration, supervision, travel, equipment and training.
10. **EQUIPMENT:** The equipment used by County personnel shall be provided and maintained by the County except for elements of the security systems (i.e. magnetometers, surveillance and other monitoring devices) provided by the State.
11. **NOTICE:** The Sheriff shall respond to a request for assistance with additional law enforcement personnel and services, without compensation, upon the occurrence of a breach of peace or when a security problem is anticipated.

12. **PROBLEM RESOLUTION:** The State's designated representative or representatives shall have the right, upon request, to meet and confer with the Sheriff, and/or his designated contract representatives, to discuss any problems arising from the Sheriff's performance or the individual deputies performing services under this Agreement, the costs for future periods under this contract, or any other issues related to this contract.

13. **CONTINUITY OF COURT OPERATIONS:** The Sheriff shall continue to provide bailiff and security services to the State if a natural disaster or other disruption forces the Court to modify its operations or convene at an alternate site(s) within the County.

14. **SECURITY INCIDENT REPORTING:** The Sheriff shall report all breaches of security, criminal acts, or threats to the Court or court personnel to the Local Security Coordinator. Such incidents include, but are not limited to: threats, suspicious incidents, vandalism, theft/burglary/robbery, medical assists and assaults. The Sheriff further agrees to provide a written report of the incident to the Local Security Coordinator on the Sheriff's standard departmental report form or on a Court Security Incident form provided by the local Security Coordinator. This will be completed as soon as is reasonably possible after the incident.

15. **SECURITY REVIEWS:** The Sheriff will cooperate with the Court Security Director and Court Facilities Manager in conducting periodic court security reviews to determine compliance with physical and procedural security standards and will assist in correcting any deficiencies identified. To the extent possible, the Sheriff will implement the standards set forth in the Model Post Orders document (as applicable) dated March, 2014, and provided by the Courts.

16. **TRAINING:** The Sheriff agrees to send bailiffs and court security officers to the 16 hours of basic court security training provided free-of-charge by the Court, as soon as possible after their appointment.

17. **ENTIRE CONTRACT:** This Contract, including all Attachments and documents incorporated hereunder, constitutes the entire agreement between the parties with respect to the subject matter, and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

Revised (03/18/2026)

ATTACHMENT B: SCOPE OF WORK

Bailiff Services:

A. County shall assign such law enforcement or special function officers as bailiffs in each courtroom when court is in session in the First District, District and Juvenile Courts in Box Elder County.

B. County and AOC through their designees shall coordinate the staffing, scheduling and service levels at the various court locations with the goal of promoting efficiency and quality. The County is hiring authority for all officers assigned under this contract; however, the appointment or reassignment of a courtroom bailiff is subject to the concurrence of the judges with whom the bailiff will work/works.

Security Service:

Sheriff agrees to provide court security services and such other duties as may be required by law for the First District, District and Juvenile Courts in Box Elder County. The Sheriff agrees to provide sufficient security staff of qualified law enforcement officers to provide security according to the Court Security Plan. The Sheriff agrees to provide security staff sufficient to provide full-time door access security. Court security services will be provided from Monday through Friday of each week, excepting legal holidays or other days the court is closed, during the hours of 7:30 a.m. to 5:30 p.m. and any hour that the court is open before or after those times.

Court Security Plan:

In accordance with Rule 3-414, *Utah Code of Judicial Administration*, the court executive in consultation with the Sheriff, has developed a court security plan. The plan outlines the responsibilities of the Sheriff and a written copy of that plan has been provided to the Sheriff. The Court Security Plan is hereby incorporated by reference into this contract.

Revised (04/24/2024)

ATTACHMENT C: PAYMENT

1. The AOC agrees to pay the CONTRACTOR the annual amounts listed on page one (1) of this contract, not to exceed the total contract amount.
2. The CONTRACTOR will invoice the AOC once every month, within thirty (30) days after the end of the month; however, the last invoice for the fiscal year will be due no later than July 10.
3. The AOC will remit payment to the CONTRACTOR within thirty (30) days of receipt of the invoice.
4. The invoice shall include the total hours of security services provided for the invoiced period, as well as the contract number. (located on the Cover Page)
5. Any invoice submitted in connection with this agreement shall be sent (USPS or electronically) to the Contact Information for Courts listed below.

Please send invoices to:

Administrative Office of the Courts (AOC)
Attn: Security Department
Address: 450 South Main Street, N231B
City/Zip: Salt Lake City, UT 84111
Phone: 801-578-3841
E-mail: courtsecurity@utcourts.gov

Revised (03/18/2026)

SOURCES

I. Regulatory & Legal

- FCC RF Exposure Guidelines (1996) – The FCC's current Maximum Permissible Exposure limits are based on standards set in 1996, derived from ANSI/IEEE C95.1. (They evaluate thermal (heating) effects only and have not been substantively updated for non-thermal biological effects or the impact of the frequencies emitted out now.)
Source: 47 C.F.R. § 1.1310; FCC OET Bulletin 65
- Environmental Health Trust v. FCC, No. 20-1025 (D.C. Cir. 2021) (The U.S. Court of Appeals for the D.C. Circuit held that the FCC had failed to provide a reasoned explanation for its decision to retain the 1996 limits, specifically noting that the agency did not adequately address evidence of non-thermal harm submitted during its comment period.)

II. World Health Organization

- The WHO formally recognizes Idiopathic Environmental Intolerance attributed to Electromagnetic Fields (IEI-EMF) as a condition in which individuals experience real and sometimes disabling symptoms. *Source: WHO Fact Sheet – Electromagnetic Hypersensitivity (2005, updated)*

III. Some of the Peer-Reviewed Research on Non-Thermal RF Effects

- Belyaev I, et al. "EUROPAEM EMF Guideline 2016 for the prevention, diagnosis and treatment of EMF-related health problems and illnesses." *Reviews on Environmental Health*, 2016; 31(3): 363–397. (This proposes precautionary exposure thresholds significantly below current FCC limits based on biological evidence.)
- Hardell L, Carlberg M. Published extensively in *International Journal of Oncology* and *Pathophysiology* on radiofrequency radiation and biological effects, including immune and neurological impacts.
- Pall ML. "Microwave frequency electromagnetic fields (EMFs) produce widespread neuropsychiatric effects including depression." *Journal of Chemical Neuroanatomy*, 2016; 75: 43–51.

IV. Acoustic & Infrasound Effects

- Data center cooling infrastructure (CRAC units, cooling towers, backup generators) produces continuous low-frequency noise and in some configurations harmful infrasound (below 20 Hz).
- Alves-Pereira M, Castelo Branco NAA. Research on vibroacoustic disease documents physiological harm from chronic low-frequency acoustic exposure in occupational and residential settings. Published in *Noise & Health* and *Aviation, Space, and Environmental Medicine*.

V. Precautionary Principle

- Codified in international environmental and public health policy (Rio Declaration, 1992; EU environmental law). Applied when scientific uncertainty exists: the burden of demonstrating safety falls on the party proposing the activity, not on the affected community.

VI. Suggested Independent Assessment Should Include:

- Baseline RF/EMF measurements at residential boundaries before and after operation
- Continuous acoustic monitoring including low-frequency and infrasound ranges
- Cumulative exposure modeling for 24/7 long-term operation
- Independent review body with no financial ties to the project or its contractors

Contract # 26-25

STATE OF UTAH CONTRACT

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Box Elder County Sheriff

Name

52 South 1000 West

Address

Brigham City

City

Utah

State

84302

Zip

Contact Person: Kevin PotterPhone: 435-734-3818Email: kbpotter@boxeldercounty.gov ^{ut.gov}Vendor #: 65305ECommodity Code #: 96480

LEGAL STATUS OF CONTRACTOR

- ☐ Sole Proprietor
☐ For-Profit Corporation
☐ Non-Profit Corporation
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☒ Government Agency

2. GENERAL PURPOSE OF CONTRACT: To provide court perimeter and bailiff services at the courthouse/s in this county.
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Maximum Contract Hours: 10,920 at Rate: \$26.86 Maximum Budget: \$293,311.20
6. ATTACHMENT A: Terms and Conditions
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ATTACHMENT C: Costs/Payment
Any conflict between Attachment A and other Attachments will be resolved in favor of Attachment A.
7. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED:
a. All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.
b. Utah State Procurement Code

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

CONTRACTOR:

STATE:

Kevin Potter
County Sheriff

Date

5/26/26[Signature]
County Commission

Date

6-10-26[Signature]
County Attorney

Date

6/10/26Keisa Williams
Court Security Director or AOC Designee

Date

5/19/26

Approved as to Form

Date

Approved as to Availability of Funds

Date

State Division of Finance

Date