

BOX ELDER COUNTY PLANNING COMMISSION MINUTES JUNE 18, 2026

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

Roll Call

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

the following Staff was present:

Scott Lyons	Comm Dev Director
Marcus Wager	County Planner
Destin Christiansen	County Planner
Grant Thurston	Deputy Attorney
Boyd Bingham	Co. Commissioner
Diane Fuhrman	Excused

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

The invocation was offered by Commissioner Jared Holmgren.

The pledge was led by Commissioner Bonnie Robinson.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

The minutes of the May 21, 2026 meeting were made available to the planning commissioners prior to this meeting and upon review a **Motion** was made by Commissioner Jennifer Jacobsen to approve the minutes as written. The motion was seconded by Commissioner Jared Holmgren and passed unanimously.

UNFINISHED BUSINESS - None

PUBLIC HEARINGS

ZONING MAP AMENDMENT, Z26-004, Request for a zone change of 96 acres from MU-160 (Multiple Use - 160 acres) to RR-5 (Rural Residential - 5 acre) located at approximately 1715 S Willard Peak Road in the Mantua area of unincorporated Box Elder County. ACTION.

Staff stated this item was tabled at the April 16, 2026 planning commission meeting to allow time for the applicant to go through the annexation request process with Mantua City. Mantua has voted to reject the annexation request, so now the applicant is moving forward with the county. The

applicant is requesting to go from the MU-160 zone to the RR-5 zone. The surrounding zones are RR-5 and MU-160.

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

- A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan; The General Plan:** We protect opportunities to live in a rural atmosphere but focus most growth in new neighborhoods in our cities and towns. This plan suggests that most growth should occur in the cities and towns. The County can adopt policies to encourage that to happen but must continue to recognize private property rights and coordinate with the incorporated communities.
- B. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;** The subject parcel and the parcels adjacent to it are currently used for agricultural purposes and some scattered residential with quite a bit of mountainous areas.
- C. The extent to which the proposed amendment may adversely affect adjacent property;** The proposed zoning should not affect adjacent properties; however, the public hearing process may bring forth additional information.
- D. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.** There are limited facilities and services in this area. Additionally the ability to access the property for additional development is limited due to county road standards and topography.

The public hearing was then opened for comments.

Brook Pitt owns the property adjacent to this parcel. He asked what impact there would be to the access road because the access road runs through his property. He believes his plat map shows it as a 30-foot easement. He is currently doing construction on his lot and all the permitting has been approved. The house is mostly constructed in accordance with the setbacks on the existing easement, so he questions how the easement or road would be affected if a development was there.

Jim Flint, Hansen and Associates, said he is not here to try to stop the rezone, but the Pitt property does have a 20-foot access easement going through leading to this 96 acre parcel. He thinks there are some private negotiations to be had. He is not sure if a rezone is dependent upon access verification, but at this time, per county standards, he does not see how the proposal would be congruent without some kind of negotiation.

Hearing no further comments, a motion was made by Commissioner Bonnie Robinson to close the public hearing on Zoning Map Amendment Z26-004. The motion was seconded by Commissioner Jared Holmgren and passed unanimously.

ACTION

Road Supervisor Darin McFarland explained with the increase of residential development going in, it would trigger the residential 60-foot right-a-way with paving, curb and gutter. It is the

applicant's issue to resolve, not the adjacent landowners. Staff interjected that even though it is the applicant's issue, it could have a giant impact on the neighbor. The applicant would have to get it figured out for the subdivision otherwise the subdivision could not be approved.

Commissioner Bonnie Robinson referred to the reasonably debatable standards in section 2-2-060-A of county code where it states, in part, the decision-making authority may consider the following: roads and traffic conditions. She said this section of code also refers to following the "general orderly development" of a county so attention to the roads must be made, and this road seems a little challenging to make fit. The area is also really mountainous, it does not make sense to zone something mountainous. Those things are going to really challenge the idea of rezoning.

MOTION: A motion was made by Commissioner Bonnie Robinson to forward a recommendation of denial to the county commission for application Z26-004, a request for a zone change of 96 acres from MU-160 (Multiple Use - 160 acres) to RR-5 (Rural Residential - 5 acre) based on, the roadways are not sufficient, does not follow the general orderly development of the county and the area is very mountainous. The motion was seconded by Commissioner Jared Holmgren and passed unanimously.

ZONING MAP AMENDMENT, Z26-010, Request for a zone change of 861.23 acres from unzoned to the MG-EX (Mining, Quarry, Sand & Gravel Excavation) located at approximately 23185 N Frontage Road in the Snowville area of unincorporated Box Elder County. ACTION.

Staff stated there are five parcels being proposed for the MG-EX (Mining, Quarry, Sand & Gravel Excavation) zone. This zone is required in order to operate a mining or a gravel pit. The property has had a gravel pit on it in the past and is currently unzoned. To the north, east, and west is all unzoned and to the south is the Agriculture Heritage Zone. It is all being used for agriculture.

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

A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan;

The location of this proposal falls outside of the Box Elder County General Plan focus area. That said, the plan makes no specific mention of how the area should be zoned. Generally the plan states that future land use decisions should enhance our towns and cities, focusing most of the growth there and that decisions should support our farmers and ranchers in their agricultural stewardship.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

The subject properties are located in the Snowville area of unincorporated Box Elder County. The subject parcels and all of the parcels adjacent to them are currently used for agricultural purposes.

C. The extent to which the proposed amendment may adversely affect adjacent property;

Due to the remoteness of the area and the existing land uses the proposed zoning should have a smaller adverse effect on adjacent properties; however, the public hearing process may bring forth additional information.

D. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection. The applicant has acknowledged the requirements in the CUP portion of the MG-EX code regarding power, water, drainage, etc. There is an interstate access directly adjacent to the property. Aside from this access the roads in the area are unpaved agricultural roads. If used, mining trucks would add increased volume and loads to these roads.

The public hearing was then opened for comments.

Brodie Calder stated he is helping the applicant Derek Eliason with this rezone. He said this property supplied the majority of gravel for I-84 back in the 70s and the county currently draws from this pit. Mr. Calder explained mining engineers have looked at the property and are here to answer questions from the public and to inform the commission of the unique resources available to the county from this property. He pointed out this request falls in line with the general plan and is harmonious with the overall character of existing development because it is currently being used, and was used in the past. To minimize the effect on the adjacent property owners a conditional use permit will be obtained to identify items to be taken care of such as the setbacks, berms, dust suppressions and any drainage campaign containments and so on. There is water on the property to maintain everything there, as well as exit 12 so there is no need to go through anybody else's property. Mr. Calder requested a recommendation of approval from the planning commission.

Tom Checketts spoke in favor of this zone request. He stated there was a comment made about a desire for development to occur from the cities outward. He said an exception would be mining, there would be a lot more people here if this application was to open a mine right above a neighborhood. He thinks this is a great place for a gravel pit and it should be approved.

Hearing no further comments, a motion was made by Commissioner Bonnie Robinson to close the public hearing on Zoning Map Amendment Z26-010. The motion was seconded by Commissioner Jennifer Jacobsen and passed unanimously.

ACTION

Commissioner Jared Holmgren stated it has been a gravel pit as long as he can remember. He has no heartburn with the idea of it being a gravel pit. He would like to require they use exit 12 and not come down through the valley because it will chew up the road.

MOTION: A motion was made by Commissioner Bonnie Robinson to forward a recommendation of approval to the county commission for application Z26-010, a zoning map amendment from unzoned to the MG-EX (Mining, Quarry, Sand, & Gravel Excavation) zone and adopting the conditions and findings of staff. The motion was seconded by Commissioner Jennifer Jacobsen and passed unanimously.

CONDITIONS:

1. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
2. Compliance with Chapter 3-9, Mining, Quarry, Sand, & Gravel Excavation Zone, of

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

NEW BUSINESS

ROCKET SOLAR & STORAGE II, SP26-004, Request for site plan approval for Phase 2 of a solar farm located at approximately Golden Spike Dr. and Highway 89 in the Howell area of unincorporated Box Elder County. ACTION.

Staff said this application has been to the commission before and has been approved twice. Due to supply chain issues the applicant has not been able to move forward. They are here again seeking approval for a site plan for a solar farm. The surrounding land use is agriculture and an existing solar farm. The surrounding zoning is all unzoned. Once the comments from staff are complete, the application will conform to all the standards for approving permitted uses. The county engineer has some comments currently being reviewed. The main concern is whether they are going to go under the road or over the road to connect the county road and potentially the highway.

MOTION: A motion was made by **Commissioner Bonnie Robinson** to approve application SP26-004, a site plan for a solar farm and adopting the conditions and findings of staff. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

CONDITIONS:

1. Compliance with all comments from staff.
2. Rocket Solar II provides appropriate warning signage placed at the entrance and perimeter of the solar power plan project.
3. Compliance with Section 2-2-090 of the Box Elder County Land Use Management & Development Code.
4. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
5. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

STEEL SOLAR & BATTERY II, SP26-005, Request for site plan approval for Phase 2 of a solar farm located at approximately 6500 West 20800 North in the Plymouth area of unincorporated Box Elder County. ACTION.

Staff explained this is similar to the Rocket Solar application just reviewed. The request has been approved twice before and the county engineer has the same concern of going under the road or over the road to connect the county road.

MOTION: A motion was made by **Commissioner Bonnie Robinson** to forward a recommendation of approval to the county commission for application Z26-010, a zoning map amendment from unzoned to the MG-EX (Mining, Quarry, Sand, & Gravel Excavation) zone and adopting the conditions and findings of staff. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

CONDITIONS:

1. Compliance with all comments from staff.
2. Steel Solar II provides appropriate warning signage placed at the entrance and perimeter of the solar power plan project.
3. Compliance with Section 2-2-090 of the Box Elder County Land Use Management & Development Code.
4. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
5. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

CAPENER AG PROTECTION AREA, APA26-02, Request for an Agricultural Protection Area on multiple parcels located in the Riverside area of unincorporated Box Elder County.
ACTION.

Staff explained in April and May the planning commission approved two different zoning applications from the Capeners, along with some neighbors and friends, in an effort to zone their property from the unzoned designation to the Agriculture Heritage Zone (AHZ). Those zone change requests were adopted at the county commission level and the Capeners started the Agriculture Protection Area (APA) process through the clerk's office. The APA now comes to the planning commission and to an agriculture review board. These two bodies then forward a recommendation back to the county commission, who makes a final decision on the APA status of these properties. Those two rezones essentially took parcels throughout Riverside, Fielding, and an area north of Garland to Plymouth and combined them into one APA application totaling approximately 2205 acres.

Staff stated when considering an APA application the planning commission is to consider the following.

1. *The effect of the creation of the proposed area on planning policies and objectives of the county.* Once property is in an APA the landowner's zoning is protected. If the county were to desire a change of zoning to the property, the landowner must provide written consent for the change.
2. *Whether or not the land is zoned for agricultural use.* While the property previously being unzoned allowed for agriculture as a use, it was not zoned for agricultural use. Now being zoned for agricultural use, the county is more comfortable moving forward with the APA because the agricultural zoning is in place.
3. *Whether the land is currently being used for agricultural production.* As part of the application, the applicant is required to state parcel size and what it is being used for. Each of these parcels in this application are being used for agricultural production.
4. *Whether the land is viable for agricultural production.* Per the application submitted, including applicant statements, the land is viable for agricultural production.
5. *The extent and nature of existing or proposed farm improvements.* These parcels have crops or livestock on the properties.
6. *In the case of an agricultural protection area, anticipated trends in agricultural and technological conditions applicable to the use of the land in question.* Staff knows the planning commissioners have agricultural experience and may take that into consideration.

The planning commission would also recommend any modifications to the land be included in the proposed APA and analyze and evaluate any objections to the proposal. Then a recommendation would be made to the county commission to either accept, accept and modify, or reject the proposal. Staff will prepare the recommendation and send the letter to the county commission on their behalf.

MOTION: A motion was made by **Commissioner Jennifer Jacobsen** to forward a recommendation to the county commission to create Agriculture Protection Area APA26-02 on parcels in the Riverside, Fielding, and Plymouth area in unincorporated Box Elder County. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

ROBERTS SUBDIVISION 1ST AMENDMENT, SS26-014, Request for a subdivision amendment, located at approximately 9310 North 6000 West in the Elwood area of unincorporated Box Elder County. ACTION.

Staff said the applicant is requesting to change an existing 10-acre lot into five 2-acre lots. County code allows a subdivision to be amended by recording an amended plat following approval by the planning commission. The surrounding land uses are rural residential and agriculture. Staff explained the planning commission's role is to ensure a proposed amended subdivision is consistent with established ordinances, policies, and planning practices of the county. If approved, the plat would be recorded in the county recorder's office. The building permit department is requiring a geotechnical and soils report to review and determine if anything additional needs to be addressed.

Commissioner Brandon East said when this subdivision came to the commission before, there was concern about a ditch. He said open ditches are not allowed within 30 feet of a subdivision. If the ditch is within 30 feet of the subdivision, the ditch needs to be piped. A discussion ensued regarding the interpretation of how county code reads and how state code reads. The section of state code that county code refers to, only requires the ditch be piped is if the ditch is modified. If it goes unmodified, then it can be interpreted that it does not need to be piped.

Staff sees no reason not to allow this request to proceed and suggested adding the consideration of the ditch to the conditions.

MOTION: A motion was made by **Commissioner Brandon East** to approve application SS26-014 amending the Roberts Subdivision 1st Amendment located in unincorporated Box Elder County and adopting the conditions and findings of staff. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

CONDITIONS:

1. All departments approve the application.
2. A geotechnical and soils report is submitted for review.
3. Compliance with Sections 17-79-711 and 712 of the Utah State Code.
4. Give further consideration to the irrigation ditch near the subdivision.

AUSTRAL STAR SITE PLAN, SP26-003, Request for site plan approval for a commercial manufacturing facility, located at approximately 5900 W Highway 83 in the West Corinne area of unincorporated Box Elder County. ACTION.

Staff said the applicant is requesting site plan approval for a commercial manufacturing facility. A petition for annexation to Corinne City was submitted previously and was denied. The proposed use consists of existing outbuildings and one proposed new building for the manufacturing and storage of airport lifts and carts as well as overhead workplace cranes and monorail systems. Access will be via Highway 83 which is an existing UDOT road, although staff has not yet received a letter from UDOT as to any determinations made between UDOT and the applicant.

The commissioners asked about meeting the setbacks, noise levels, fumes from painting, business hours, lighting and signage. The applicant stated the noisiest part of manufacturing is grinding which will be done during the day. He has read county code and will adhere to the regulations regarding hours of operation, lighting and signage. He stated he has had no complaints from the neighbor.

MOTION: A motion was made by Commissioner Jared Holmgren to approve application SP26-003, a Site Plan for a commercial manufacturing business, and adopting the conditions and findings of staff. The motion was seconded by Commissioner Jennifer Jacobsen and passed unanimously.

CONDITIONS:

1. Approval of the site plan by ALL necessary county departments.
2. Compliance with Section 2-2-100, Conditional Use Permit, of the Box Elder County Land Use Management & Development Code.
3. Compliance with Section 2-2-120, Site Plan Review, of the Box Elder County Land Use Management & Development Code.
4. Compliance with all standards found in Chapter 5-9 (Outdoor Lighting Standards) of the Box Elder County Land Use Management & Development Code.
5. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
6. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

JEPPESEN TWO LOT SUBDIVISION 1ST AMENDMENT , SS26-016, Request for a subdivision amendment, located at approximately 225 N 6800 W in the Corinne area of unincorporated Box Elder County. ACTION.

Staff said the applicant is requesting an amendment to the final plat of the Jeppesen Two Lot subdivision. The proposed amendment adjusts existing Lot 2 from 1.37 acres to 1.33 acres (moving the south property line of Lot 2 to align with the existing fence line). Lot 2 of the original subdivision would be renamed to Lot 3. All departments have reviewed and approved the plat. Staff recommends approval.

MOTION: A motion was made by Commissioner Jennifer Jacobsen to approve application number SS26-016, amending the Jeppesen Two Lot Subdivision 1st Amendment, located in unincorporated Box Elder County, and adopting the exhibits, conditions and findings of staff. The motion was seconded by Commissioner Jared Holmgren and passed unanimously.

CONDITIONS:

1. Compliance with Sections 17-79-711 and 712 of the Utah State Code.

WORKING REPORTS - Code Updates

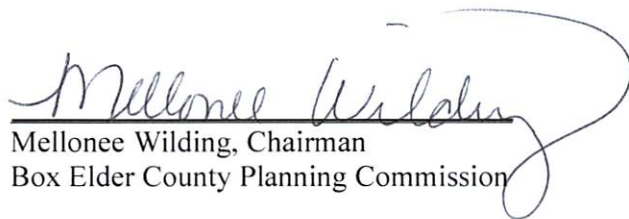
Staff and the planning commission discussed updates to flag lots, protection strips, ADUs, water conveyance facilities, terminology regarding the MU designation, time limits on applicants speaking and regulating hand-outs during meetings.

PUBLIC COMMENTS

County Commissioner Boyd Bingham said state code states if there are multiple owners of a ditch, those owners own a percentage of that ditch compared to their time of use. In the event something happens like a child drowns in a ditch, all of the owners of the ditch become liable.

ADJOURN

MOTION: A Motion was made by Commissioner Jared Holmgren to adjourn commission meeting. The motion was seconded by Commissioner Jennifer Jacobsen and the meeting adjourned at 9:00 p.m.



Mellonee Wilding, Chairman
Box Elder County Planning Commission

Attendance List

[illegible]