

BOX ELDER COUNTY PLANNING COMMISSION MINUTES March 16, 2017

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:

<i>Roll Call</i>		<i>the following Staff was present:</i>	
Chad Munns	Chairman	Scott Lyons	Com Dev Dir.
Laurie Munns	Vice-Chairman	Marcus Wager	Planner
Kevin McGaha	Excused	Diane Fuhriman	Exec. Secretary
Michael Udy	Excused	Steve Hadfield	Co. Attorney
Bonnie Robinson	Member	Jeff Scott	Co. Commissioner
Desiray Larsen	Member	Bill Gilson	Co. Road Dept.
Mellonee Wilding	Member		

MOTION: A motion was made by **Commissioner Laurie Munns** to move agenda item #7, Unfinished Business, Promontory Point Resources, to the beginning of the meeting as agenda item #4A. The motion was seconded by **Commissioner Desiray Larsen** and passed unanimously.

The Invocation was offered by **Commissioner Laurie Munns**
Pledge was led by **Commissioner Desiray Larsen**

The following citizens were present & signed attendance sheet

(See Attachment No. 1 – Attendance Sheet 131 Names)

The Minutes of the February 16, 2017 meeting were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by **Commissioner Laurie Munns** to approve the minutes; seconded by **Commissioner Bonnie Robinson** and passed unanimously.

UNFINISHED BUSINESS – PROMONTORY POINT RESOURCES

PROMONTORY POINT RESOURCES, SP16-001 & CUP16-002, SITE PLAN AND CONDITIONAL USE PERMIT to construct a non-hazardous landfill to be located on Parcel 01-012-0160 (ACTION)

Chairman Chad Munns has heard Promontory Point Resources has concerns with the bonding issue and would like the amount of the bond reduced. Mr. **Brett Snelgrove** explained the reason they have asked to reduce the bond is the money could instead be used for improvements. He

proposed reconvening after one year and reducing the amount of the bond at that time. County Road Supervisor **Bill Gilson** stated the bond is set at \$5M. He said he is willing to meet again in one year and look at the status of the roadway; however, it could go either way. If there is more damage to the roadway, the amount of the bond could increase. **Mr. Snelgrove** stated he understood and agreed to meet again in September 2018.

Commissioner Bonnie Robinson asked what a reasonable time frame is for the trucks to go from where they meet the pilot car at the highway to the site and back. **Brett Snelgrove** stated they want to be able to have some flexibility. Parameters have been set from 6 a.m. to 6 p.m. for operational hours. He anticipates 5 trucks per convoy will take about an hour to unload and turn. When the first one hits the site, the second one can come down, so there will be 2 convoys at the site, one emptying and one waiting.

Brett Snelgrove stated they will have a pilot car for anything over 16,000 GBW and expects the same standards will be held for others in the area. He feels others should have to adhere to the same rules. **Commissioner Laurie Munns** stated it is Promontory Point asking for the permit; the road has always been there for the farmers and ranchers. **Brent Kenley, Northshore Rock Products**, does not want to be held to those standards, he feels they have been there a long time and should be grandfathered-in.

Commissioner Bonnie Robinson asked for clarification whether or not there is a building on-site. **Brett Snelgrove** confirmed there will be another CUP which will reference a building because a building is required for unloading by rail.

Commissioner Laurie Munns would like to make it a condition to make an exit for any wildlife that get onto the property. After a brief discussion, it was agreed the 6 ft. fence and an outlet by the scale house will be sufficient.

Commissioner Laurie Munns is concerned with damage to water lines, both culinary and stock, that may or may not be caused by Promontory Point LLC and who would be held responsible. It was decided it would be best to take any damage to water lines on a case by case basis.

MOTON: A motion was made by **Commissioner Bonnie Robinson** to approve SP16-001 & CUP16-002, the site plan and conditional use permit for Promontory Point Resources with the following conditions: the \$5M bond be in place for one year and re-looked at upon a road review in September 2018, and every other year thereafter; they will have 2 pilot cars and a minimum 5 trucks with each convoy; the hours of operation will be based on daylight; the \$5M bond will be released when they switch to using rail and based upon a final inspection between Promontory Point Resources and the Box Elder County Road Department; they will have a 6 ft. perimeter fence; the road conditions will be subject to the road department's three-phase road condition they have set with the county; the Promontory Point Resources final 26 conditions be met with emphasis on #26 that compliance be kept with all county, state, and federal requirements and regulations; with condition #24, if there an issue with water lines along the road,

that those be dealt with on a case-by-case basis to determine who would be liable for repairing the particular line and any other conditions listed by staff. The motion was seconded by Commissioner Desiray Larsen and passed unanimously.

PUBLIC HEARINGS

Chairman Chad Munns called for the public hearings and explained the commission would be talking about administrative and legislative decisions. Legislative decisions are ones having to do with changes in our code and public hearings allow for input regarding those decisions. Administrative decisions are ones needing to conform to the law. The laws have been set so the commission judges if the decision fits within the code. He also explained the difference between a public meeting and a public hearing. The state of Utah requires all public entities to conduct business in a public forum, which is the *public meeting* we are in now. A *public hearing* is held to receive input from citizens so the commission may make informed decisions and/or recommendations. The commission may not respond to any individual during a public hearing.

Chairman Chad Munns asked those in attendance to be clear and precise with the public comments in the hearing and to please not repeat what others have already stated.

BRETT & MARIANNE CRAYNOR, Z17-001 ZONING ORDINANCE TEXT AMENDMENT CHAPTER 3-2-070 TO ALLOW RECEPTION/WEDDING EVENT CENTER.

Staff said the applicants are requesting a text amendment to Section 3-2-070 of the Land Use Management & Development Code for the A-1/2 zone (Agriculture ½ Acre). The applicants would like to allow reception/wedding event centers in the zone, however they did not specify if they would like it permitted as a conditional use or a permitted use. The recommendation for either use would come from the planning commission to the county commission.

Chairman Chad Munns asked for comments from those in attendance. There were no comments.

With no comments being heard, the public hearing was closed with a motion by **Commissioner Laurie Munns** and seconded by **Commissioner Mellonee Wilding** and was unanimous.

ACTION: **Commissioner Desiray Larsen** questioned what other uses are currently allowed in the A-1/2 zone. Staff stated home occupations are a conditional use and are fairly strict as far as what can be done. The closest use to this request, allowed in the zone currently, would be public or quasi-public facilities, essential service facilities, airports, schools, churches, dams and reservoirs, cemeteries, railroads and substations. Parking requirements are in a separate portion of the code and are also related to the type of use and also related to the size of the use. When a commercial building is erected it is required to go through an architectural review. The architect determines the occupancy which helps determine the parking requirements for the building.

MOTON: A motion was made by **Commissioner Laurie Munns** to table item Z17-001 and to have staff locate the type and size of parking and what might we expect in an ½-acre zone. The motion was seconded by **Commissioner Bonnie Robinson** and unanimously carried.

Chairman Chad Munns directed staff to review this code and evaluate if this is the right zone for some of the allowed uses such as airports and emergency services.

LUMBERJACK REZONE, Z17-002 REZONE PROPERTY DE-ANNEXED FROM WILLARD CITY, PARCEL #: 02-055-0117; REQUESTING MG-EX ZONE.

Staff informed the commission the applicant is requesting parcel 02-055-0117 have a zoning designation applied as it has recently been de-annexed from Willard City. When a property has been de-annexed, the property owner has the ability to request a specific zone be applied to the land. There are adjacent parcels to the north zoned MG-EX (Mining, Quarry, Sand & Gravel Excavation) with Willard City to the north and west. To the east of this parcel is MU-160 zoning (Multiple Use–160 acre) and to the south is R-1-20 zoning (Residential – 20,000 sq. ft.). The MU-160 zone would not work because this particular parcel is 34.73 acres. Staff said the landowners’ preference is MG-EX.

Staff stated the planning and zoning department has had numerous phone calls, emails, two separate petitions submitted, which were forwarded to the commission, all in opposition to this application. Staff also clarified this application is for a zoning designation, not for a conditional use permit. Since this property was de-annexed from Willard City it currently has no zoning; now the county is to apply zoning to the property. The MG-EX zone has a variety of uses i.e. mining, gravel excavation, asphalt plant, coffee shop, commercial operations, machine shops, truck washes etc. It is the planning commissioners’ responsibility to determine if this zone is appropriate zoning for this area, they are not determining any one specific use.

Chairman Chad Munns opened the public hearing for public comment.

Norris Hubbard said he lives below Holmes Canyon which has a sufficient amount of water that flows down the canyon. That water fills all the springs and wells underneath the highway. He said in 1971 a property owner attempted to divert the water out of Holmes Canyon to his property and the issue ended up in court. If the water is diverted, the springs and wells would dry up. Mr. Hubbard does not want to lose his water to a gravel pit.

Brett Hubbard introduced himself as Norris Hubbard’s son. Mr. Hubbard read excerpts of testimony and the findings from the court case from 1971. He stated it was decided by the court, and later upheld by the Utah Supreme Court, the water coming from Holmes Canyon could not be diverted because it would negatively impact the water rights of other landowners. Mr. Hubbard stated he is not against development but it cannot be done violating the rights of others. He asked the commission to deny the approval of this request.

June Summers has lived in the area for 59 years and said in her opinion if the zoning is changed Lumberjack stands to make millions of dollars and she stands to lose everything.

Robert Oaks touched on high points of a report he prepared stating the conclusion of the report was rezoning the Lumberjack property to allow a gravel pit should be denied in light of the issues of ground water and ground water flow which were not adequately addressed in the report from Lumberjack. The effect on water quality and the possible effects for earthquakes and landslide hazards were also not addressed in the Lumberjack report; much water is needed in a gravel pit for spraying the gravel for dust, and for washing residue created by a rock crusher. The quantity and the quality of the water to be used in the pit were not documented. Mr. Oaks said trespassers add several additional concerns. Sometimes people sneak in on weekends and use gravels pits for target practice. Ricochets or direct shots to fuel tanks could cause major problems.

(See Attachment No. 2 – Report)

Dave Clapier, South Willard, said he has worked for the railroad for 38 years and every railyard has polluted ground water they have to deal with. Anywhere there is large amounts of oil or diesel fuel, the ground water is polluted. This site is in close proximity to two other gravel pits, one to the north and one to the south. The additional pollution, noise, dust clouds and inversions will greatly affect the area. Mr. Clapier is also concerned about another ugly scar on the east face of the land.

Jan Nielsen respectfully asked the commission to oppose this application. There would be a negative impact the MG-EX zoning would have on property values within a three-mile radius of this parcel. Also the lack of economic impact the quarry would bring to Box Elder County. She based her conclusion on a 2010 study for the Richmond Township. The study showed in general that property adjacent to this zoning, used a gravel pit, showed a 30% reduction in sale price, with prices decreasing 1% for every 10% increase in distance from the operation. Property values at 1 mile were reduced 14.5%, property values at 2 miles from the site were reduced 8.9%, and 4 miles from the site were reduced 4.9%. When homes and businesses were purchased by the residents, they had reasonable expectations future zoning changes would not adversely impact their property values. Changing from a residential or agricultural area to heavy industrial zoning is the most radical change possible and will destroy the character for hundreds of years. A devaluation of the property of the residents of South Willard would be devastating for them.

Trevor Schumann lives directly across from the proposed site. He said one of the reasons the property was de-annexed from Willard City was because Lumberjack could not get the gravel pit approved through the city. He asked the commission to consider the comments made so far and oppose the rezoning.

Austin Bowcutt lives across the street from a gravel pit. He said the hours of operations are 6 a.m. to 6 p.m. There are 24-hour maintenance trucks on the roads and he wakes up every morning to the sound of engine brakes and metal drills. When a charge is set off, there is a large orange cloud that comes over his property. There is no water on the gravel so there is always dust on his property. He asked to please not let the rezone pass.

Jim Johnson stated he has a copy of an agreement between Lumberjack and Granite Construction. In the contract it mentions a gravel pit, rock products, asphalt plants, and rock materials. He said these issues need to be addressed, it is not just a gravel pit. The plans for cement and an asphalt plant add a whole other element to the situation. Mr. Johnson said when it all boils down; it is all about money. We are not here to ask Lumberjack to leave the site and walk away, we are just asking them to be a good neighbor and go to their end game and develop the property and build houses.

Peggy Barker moved to Willard in 1977. Willard has always been a sacred place to her. She often enjoys hiking the foothills. Ms. Barker appreciates the scientific comments made, but feels it is also about quality of life, and the beautiful surroundings she enjoys. She has worried about the explosion of housing and knew it would come, but she never expected this. She asked the commission to honor the area and look at the best interest of the neighborhood.

Aaron Jensen, is representing Blue Ox Development which owns the Lumberjack property. He said Blue Ox's core business is residential development. We have purchased 145-acres and ultimately expect to develop 48-acres into developable housing. The parcel is being moved out to the county as a result of a court order relating from a lawsuit over zoning. The zoning did not exist in Willard City for the purpose needed. We are hoping to request the planning commission forward a recommendation to the county commission to approve the MG-EX zone change for the property. Mr. Jensen said we are planning to develop residential homes but millions of tons of material needs to be moved. The quarry operation changes this from a development expense to profit. We have an agreement with Granite Construction which means we are considering development throughout the life of the quarry so the end product of developing homes is what is on our radar. Mr. Jensen said we want to grade the area without affecting water; we are open to conditions and working with commissioners to make that happen.

Julie Jacobsen said some of us have livestock this zone change will also affect. She stated we already have trucks that haul on Highway 89 and we do not need more traffic and trucks. There are sheep, elk and deer up by the waterfalls and this will just scare all of them away.

Jayson Harames commented Chairman Munns clearly stated at the beginning of the meeting this hearing was not about granting use permits but about a zoning application. These families have already fought this once with regards to water rights and do not want to fight it again. We want to stop this application early because we do not want this turning into lawsuits. If we stop this at the rezoning, then we don't have to fight it later.

Seth Durpee said he is looking to grow crops next to Willard Bay Gardens but cannot do it next to a gravel pit. He wants to grow crops and feed people instead of having someone move tons of land to put up houses.

Kent Davis informed the commission in the mid-90's the county commission came to the citizens of South Willard and asked us to prepare a master plan for our area of the county. The citizens spent 18 months developing the plan and looking at what the community of South Willard desired for their area. As a part of this plan we looked at this property, which at the time was still a part of Willard City, but the adjacent southern property now owned by Lumberjack, was part of the consideration we made. In the plan submitted to and approved by the county it was recommended when people come in and want to develop larger tracts of land as housing, the county would develop a zone to allow these developments to take place. There was a commercial zone requested and adopted for businesses along Highway 89 to strengthen the reputation of the fruit-way. Mr. Davis said if this zoning change takes place, he thinks the name of the section of the county should be called "gravel pit way". From Pleasant View to Perry there are nine major sources of materials being extracted. He feels the citizens have done their part, it is time we develop this ground; if it needs to be developed into housing that's great, or if it stays the way it is that is wonderful. The answer is not to provide another burden for the citizens of South Willard. He encouraged the commission to put effort into developing the zoning the county indicated they would in the mid-90's and thanked them for the work they do.

Karla Parson owns North Farms LLC which is directly west of the property owned by Lumberjack. We own 27-acres of pasture where we have our cattle. There is a spring there that has constantly run for the past 100 years. When Murray Excavation was operating last year, water was diverted and we had no water and still do not have any today. Last summer we could not put our cattle on the pasture because there was no water for them. She wants to validate the water issue as a big issue and stated she is against the zoning.

Shirley Henderson has been a resident of the area for 12 years. She has been involved in studies about the dust from gravel pits which she feels are skewed. She is offended at laws not being observed by the gravel pits. When she moved here she was hoping to move into a rural area, not quite so much city, but definitely not a gravel pit. The mountain-side looks terrible and is not as beautiful as it was when she moved here.

Breanna Sederholm moved here last summer from Weber County. She heard Aaron Jensen state they want this property to be used as a housing development, their goal is not to create a quarry except as a by-product of adding in the housing development. One thing she would like the commission to consider is this zoning leaves it open for a gravel pit at a later date even if it is not their intended use. She asked the commission to consider another zone allowing the housing development but not the quarry.

Chairman Chad Munns stated the commission wants to hear input from the citizens but the reality is we have enough input. We have heard one person for the zoning change and the rest of the comments have been against the zoning change. There was a petition on Facebook of over one-thousand names against, and a petition submitted in person of over 200 names against the zoning change. Chairman Munns explained it is this commission's recommendation of a yes or no that is forwarded to the county commission and they will ultimately make the decision.

Keith Davis lives southwest of the property in question. He said the big issue with him is the water. There are running springs on his property and would like to maintain the integrity of those springs.

Joel Murray said this zone change will impact him the most since he is the closest parcel owner, and he has a differing opinion. He said the reason we have all the gravel pits is because there are few other places in Utah that have gravel. We live in an area where fruit grows in rocky soil. He asked the commission to look at what the best use is for the property. Mr. Murray thinks the best use would be a gravel pit.

Steve Summers asked the commission to reject the zoning change one reason being water. He would like the unknowns mentioned by Mr. Jensen clarified. He would like a hydrology report verified by an expert. He recommended the commission review the documents from the 1971 court case and to not move forward with the zoning change.

Debbie Frye stated she is concerned with the transportation issue. There are a lot of people who drive Highway 89 and a lot of children live along the highway. There are bus routes picking up and taking home kids from school. When these big trucks are going 60 – 65 mph, crashes happen because there is not enough room. She also is concerned about citizens' taxes paying for road work repair.

Aaron Jensen Lumberjack property owner, said typically we would do a zone request and then address the issues mentioned when we file for the CUP. He said we are waiting on a hydrology report and other reports to see how we would mitigate those issues. He suggested tabling the issue until they can provide the information usually made available at the CUP process.

Carrie Freidner, Salt Lake City, owns a landscaping company and said a lot of restaurants and homeowners across the Wasatch Front rely on Willard and Box Elder County for produce, vegetables, plants, and gardening. This section of the fruit-way is the last remaining part of our original, incredible fruit-way that spanned the Wasatch Front. We rely on this area for the farming, plant nurseries, the vegetables, and how we feed our families, and maintain our businesses and restaurants. She urged the commission to oppose this zoning because it affects more people than just the residents of Box Elder County.

Helen Pettingill said she has received promises about watering down the dust from other gravel pit owners, but the owners have not kept their promises. The inside of homes next to their orchard, as well as the peaches, are covered in dust. Tar is also a problem; she thinks the citizens of the area do not want the terrible odor of tar in their homes. Ms. Pettingill commented about the trucks going by her fruit stand that don't slow down for God, man, or devil. She hopes the commission will listen to the voice of the people and turn down the zoning change request.

Jacob Kearl is opposed to zoning allowing more quarries. He said there are three quarries within 5 miles in the area. The bench areas are being destroyed. Mr. Kearl stated he has figured a rough estimate that collectively we would lose approximately \$23M in home values if this zoning is approved.

Lou Hubbard wanted to clarify there will be 8 gravel pits from Willard Canyon to South Willard if this zone change is approved.

Ann Gray acknowledged Mr. Jensen's comments about this stage being about a zoning change not the next step of applying for a conditional use permit. She relayed the parable of the camel who wanted to be in a tent by first putting in his nose, and then its eyes, then its front legs until its whole body was in the tent. She understands the plan is to ultimately build houses, but wonders how long we have to wait for the houses. She stated this zoning is the camel's nose, and asked the commission to not approve the zone change.

J. Dell Sackett is speaking on behalf of Willard Bay Gardens. He said the owners have built a beautiful nursery and people come from Salt Lake, Ogden, Cache Valley, and Southern Idaho to get their plants. They have a tremendous business with several small hot houses. He said the amount of dust that could get on the plants could literally put them out of business. He asked the commission to turn the venture down before it starts.

Marie Morrow said she comes from Idaho Falls, Idaho to buy plants from Willard Bay Gardens. She not only buys plants from there but makes special trips to buy produce from the fruit-way to take home to her neighbors. She said this is a special place and the bottom line is realizing how this going to affect the community and the water.

Jeremiah Moss has been a resident of Willard all his life. He said Granite Ridge put in a new subdivision in the area and feels there is not a need for new housing developments. There are already empty lots not being used and an empty gravel pit in Cook Canyon. There is no need for new houses or quarries.

Jim Johnson wanted to point out the people here are from South Willard. He said if there had been more time to make Willard City residents aware of this issue, there would be even more in attendance tonight because they will be impacted by this decision also,

Tim Martin is a 10-year Willard resident. He said he and his wife lived in Willard when the power lines went in and saw the devastation it had on the city roads as well as Highway 89. The trucks are massive trucks that travel Highway 89 and can cause major damage. He understands this is the first step in the long term plan of a subdivision. In order to build a subdivision, there needs to be approval to move the land out in order to put the houses in. Mr. Martin said he recognizes the concerns of everyone in the area and asked the commission to recognize the number of citizens in attendance and take the comments into consideration.

Callie Daniels is a resident of Perry and concerned with such an open-ended zoning. She wants it documented she is concerned with the air quality for the children in the area, especially with an elementary school so close to the area.

Julie Jacobsen moved from the city to the country for the quiet; which would be gone if we have another gravel pit. Willard Peak is a beautiful mountain and she would be heartbroken to see it gone.

Robert Oaks said if the northern half of the Murray property is considered, it is in the northern lower half of the alluvial fan and the area could be subject to mud and debris flows. The bottom of the grade on the alluvial fan has a grade of about 34%. If a loaded truck lost its brakes on such a grade, it would be a hazard to the property and the people below.

Jerod Monson stated he is on the South Willard Water Board. He said we need to protect the water we have; we don't need to protect the gravel pits. His wife and child both have asthma and are impacted by the dust clouds. If another gravel pit comes, he may have to move his family out of the area.

Carrie Gossett is a 2-year resident after being away from Utah for 17 years. She said she moved back to this beautiful area her ancestors helped settle. The dust, the lights and the noise is not what she moved back to the area for and worries she will not be able to sell her property and move. She asked the commissioners to respect the residents of the area and the input given.

With no other comments being heard **Commissioner Mellonee Wilding** made a motion to close the public hearing. The motion was seconded by **Commissioner Laurie Munns** and the public hearing closed at 9:30 p.m.

ACTION: **Commissioner Laurie Munns** reminded the other commissioners the MG-EX zone has a lot of different uses listed and we cannot pick and choose which one; once the zone is changed all uses will be allowed.

Commissioner Desiray Larsen questioned since the area is un-zoned, what would happen to the zoning if the commission recommends denial to the county commission. Would it remain un-zoned? Staff informed the commission another public hearing would need to be held regarding a different zone. Ultimately the county commission will look for another zone designation for this area.

Chairman Chad Munns stated the landowners have the right to ask to use the land any way they want as long as it does not infringe on other people. That is the concern and is what we are here for as a land use committee. It is a hard decision to make to limit people on what they can do with their land. He said we live in a desert and water is a concern, both for the farms and culinary. There are situations here meriting limitations, even though we do not like to impose limitations on people and their land. This is a legislative body and we need to come up with a recommendation for the county commission. This is why we received public input. From what we have heard today the citizens do not want another gravel pit for a myriad of reasons.

There was a brief discussion of updating the South Willard Community Plan. This parcel was part of Willard City when the South Willard Community Plan was developed and would have no bearing on the decision today, but would default to the County's General Plan.

Commissioner Laurie Munns suggested looking at the approval standards of the BEC LUM&DC which states:

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

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

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

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.

Commissioner Laurie Munns said if she cannot answer in the affirmative to all of the approval standards, and considering once the zone is changed the MG-EX zone it will allow any of the uses listed to be on the property, she is not comfortable with changing the zone.

MOTION: A motion was made by **Commissioner Laurie Munns** to forward a recommendation of denial to the county commission on Application Z17-002. The list of findings is not in the best interest of the residents who have spoken out against the proposal and to the extent to which the proposed amendment may adversely affect adjacent property. The motion was seconded by **Commissioner Desiray Larsen** and passed unanimously.

NEW BUSINESS – NONE

WORKING REPORTS -NONE

PUBLIC COMMENTS - NONE

ADJOURN

MOTION: A motion was made by **Commissioner Laurie Munns** to adjourn the March meeting at 9:50 p.m. The motion was seconded by **Commissioner Bonnie Robinson** and passed unanimously.

Passed and adopted in regular session this 20th day of April 2017.

Chad Munns, Chairman
Box Elder County Planning Commission
