

BOX ELDER COUNTY PLANNING COMMISSION MINUTES JANUARY 19, 2023

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
Jared Holmgren	Vice-Chair
Lonnie Jensen	Excused
Steven Zollinger	Excused
Bonnie Robinson	Member
Jed Pugsley	Member
Jennifer Jacobsen	Alternate/Member
Vance Smith	Excused

the following Staff was present:

Scott Lyons	Comm Dev Director
Marcus Wager	County Planner
Destin Christiansen	County Planner
Stephen Hadfield	County Attorney
Boyd Bingham	Excused
Diane Fuhriman	Executive Secretary

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

The Invocation was offered by Commissioner Jennifer Jacobsen.
Pledge was led by Commissioner Jared Holmgren.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

The Minutes of the December 15, 2023 meeting were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by Commissioner Bonnie Robinson to approve the minutes as written. The motion was seconded by Commissioner Jared Holmgren and passed unanimously.

UNFINISHED BUSINESS -NONE

PUBLIC HEARINGS

ORDINANCE TEXT AMENDMENT, Z22-015, Request for a text amendment adding Section 5-1-360, Annexation Policy. ACTION

Staff stated the county is proposing a text amendment to amend Section 5-1-360, Annexation Policy. Specifically this text amendment would be adding in this section of code to apply to all areas of unincorporated Box Elder County.

Staff said the Planning Commission will need to determine if this application meets the standards in Section 2-2-080:

A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan; Multiple chapters of the General Plan highlight that development should happen within City's/Towns. The proposed amendment is consistent with 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; This text amendment would apply to all areas of unincorporated Box Elder County. The proposed amendment should be harmonious with the overall character of existing development.

C. The extent to which the proposed amendment may adversely affect adjacent property; The goal of the proposed amendment is to have better development near City's/Towns (development that will fit in with the City/Town as it will be annexed in the future). The public hearing process may shed additional light on this subject.

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 proposed text amendment should not have an effect on the adequacy of facilities and services

Proposed Text Amendment:

5-1-360 Annexation Policy

The Box Elder County Commission, Planning Commission, or Community Development Office shall defer any proposed Land Use Application within unincorporated Box Elder County (except building permits that are not using municipal utilities) if the development is:

- a. Located within any municipal annexation policy plan as defined in Utah Code 10-2-401.5, or
- b. Located within ½ mile of any municipality incorporated boundary, if a municipality does not have an annexation policy plan boundary, or
- c. If a development or building lot will be using any utility provided by a municipality.

If the proposed development meets any of the above criteria, the developer shall provide the applicable municipality(s) with a Notice of Intent to File a Petition (Utah Code 10-2-403 (2) (a) (i)) and thereafter work with the County Clerk to meet all the noticing requirements contained in Utah Code. Upon the County Clerk providing the applicable municipality with the certification of complying with the Notice of Intent to File a Petition the developer shall petition the municipality for annexation. If the municipality(s) rejects the petition for annexation, the developer shall provide signed documentation from the municipality(s) showing the municipality's rejection of an annexation petition. Any development using a municipality's utilities cannot have a higher density than that allowed by the municipality providing the utilities.

Staff said the first line may need to be reworded so the thought is more clear than using the word defer. Other suggested changes included in item c. add the word improvement after 'development', referencing the application denial section from county code where it refers to 6 months or 2 years, and clarifying when the application will be reviewed after it has been denied by the municipality.

The public hearing was then opened for comments.

Paul Larsen, Brigham City Community & Economic Development Director, expressed support for the ordinance text amendment. Brigham City supports the concept of harmonious and orderly development and believes this will accomplish that goal. City services are generally used by those residents of developments that occur close to the city's boundary and the county does not provide municipal services. Mr. Larsen encourages the adoption of the ordinance with the changes mentioned.

Travis Mote, Willard City Mayor, supports the concept and agrees with Brigham City regarding harmonious development and being able to provide services. He is concerned with the wording in the first paragraph of 'any proposed land use' and that the rest of the text discusses development. There are gravel pits adjacent to Willard City. Mayor Mote stated the city gets all of the problems of gravel pits but no taxation benefit from them. He would like to make sure the amendment covers all land uses.

Shawn Warnke, Tremonton City Manager, thanked the Planning Commissioners and staff for reviewing this text amendment. He acknowledge the County General Plan aspires to have development occur within the cities so having an ordinance enacting that is the way to implement that policy. As development occurs, it is critical to the city for development to be annexed in so development occurs under city standards. Issues such as curb and gutter, sidewalks, storm drains, and road standards are important to the sustainability of Tremonton City. Mr. Warnke appreciates the Planning Commission supporting and recommending approval to the County Commission.

Hearing no further comments, a motion was made by **Commissioner Bonnie Robinson** to close the public hearing on Ordinance Text Amendment Z22-015. The motion was seconded by **Commissioner Jed Pugsley** and passed unanimously.

ACTION

Staff responded to Mayor Motes concern regarding the wording of any proposed land use application stating the language covers any application received.

Commissioner Jed Pugsley thanked staff for the work they have done and thinks it is good for all involved.

MOTION: A Motion was made by **Commissioner Jed Pugsley** to forward a recommendation of approval to the County Commission for application Z22-015, an ordinance text amendment adding Section 5-1-360, Annexation Policy with the following conditions: 1) in item C add the word improvement following the word development 2) the time limits of 6 months and 2 years be added to the deferring of the application 3) following documentation of a rejected annexation petition, the Box Elder County Community Development Department receives the documentation and moves forward with the application out of deference 4) the County Attorney reviews and approves the amendment prior to forwarding it to the County Commission, and adopting the conditions and findings of the staff report. The motion was seconded by **Commissioner Jared Holmgren** and passed unanimously.

CONDITIONS:

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

NEW BUSINESS

SOLIVIA OFFICE PARK, SP22-003, Request for Site Plan approval of a recycling and manufacturing facility located at approximately 12425 N Canal Bank Road in the Garland area of Unincorporated Box Elder County. ACTION

Staff said the applicant is requesting site plan approval for a recycling and manufacturing facility. The parcel is 10.5 acre in size and located north of Tremonton and south of Garland in an unzoned area of Box Elder County. The surrounding land uses are Rural Residential, Agriculture, and I-15 is to the west. The facility would use some existing buildings on the site and some existing buildings would be demolished. A new 20,000 square foot building is proposed. Per the application the facility takes industrial scrap waste (P&G is a local customer) recycles it and manufactures spill absorbent products to service the oil and chemical industries. Products manufactured include spill socks, spill booms, and other absorbent products. The manufacturing operations will consist of three small manufacturing lines.

Staff read Section 2-2-090 which outlines the standards for approval for permitted uses as they apply to this application:

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

Staff explained there is one new 20,000 square foot building proposed as part of the site plan. It appears the building is approximately 10-12 feet from the north property line where the required minimum setback is 15 feet. The property is currently two parcels. The proposed new building would infringe on the existing property lines. The applicant needs to combine the two parcels into one to avoid this setback issue. The applicant has been notified of these issues.

Applicants Smokey and Bo Peck, showed a video of the processes and production of the absorbent products at the recycling and manufacturing plant.

Smokey Peck stated the two parcels were combined back in September. They are in their 45th year of business and provided recycling equipment and key recycling services to approximately 650 customers in 7 western states. One of the largest customers is Procter & Gamble who they keep at a zero landfill status and have done so for 4 years. There are currently twenty people staffed at the P&G site. He stated recycling is not easy, there have been some local failures. We concentrate on industrial recycling as opposed to residential waste. They are excited to grow in Box Elder County and provide more jobs and resources in the county.

The commissioners asked several questions of the applicants and were answered as follows:

Is there any use of chemicals to breakdown the materials? No, the materials are shredded and blown into the socks. There is no melting or fumes generated.

What kind of noise is generated by the facility? It is pretty quiet, although one of the operators running the shredder will have to wear ear protection. The shredders are located inside the facility so no noticeable noise is outside the building.

What kind of traffic is expected to be on the road? The shifts will have 7-10 employees and truck traffic will be 1-2 trucks per day.

Will there be outdoor lighting? Yes, but the light will be directed down as to not disturb the neighbors.

What are the hours of operation? At first, 7 a.m. - 5 p.m. The hours may extend to a night shift ending at 8-9 p.m.

Will there be designated parking? We have adequate parking on the west side of the building and in the front of the building. The parking area is gravel and there are over 15 stalls we could allocate, well above the amount of employees we will have on site.

What is the estimated water usage for the area? Water would be used for employee restrooms and breakrooms.

MOTION: A Motion was made by Commissioner Bonnie Robinson to table SP 22-003 for up to 90 days to receive additional reviews from the applicant's engineer, County Road Supervisor, Fire Marshal and Building Official. The motion was seconded by Commissioner Jared Holmgren and unanimously carried.

MACEDO IMPOUND YARD, SP22-004, Request for Site Plan approval of an automotive impound yard located at approximately 10315 N 8400 W in Unincorporated Box Elder County.

Staff said the applicant is requesting site plan approval for a fenced automotive impound yard. The proposed use is on approximately ½-acre of a 1-acre parcel located at 10315 North 8400 West in an unzoned area of Box Elder County 1.5 miles southwest of Tremonton. The surrounding land use is agriculture and the surrounding zones are Unzoned.

Staff stated county code allows automotive impound yards as a permitted use in unzoned areas subject to site plan approval as they are considered a commercial use. This site plan has been through two revisions and the County Engineer has signed off and approved the new design. Staff has not heard back from the County Road Supervisor or the County Fire Marshal. Access is via 8400 West, an existing county road. Access within the site should be maintained, kept open, and free from storage as required by the Fire Marshal to provide adequate access for fire protection.

The proposed conditions are:

The applicant is proposing the following:

- Screened fencing to be provided on all four sides where vehicles will be parked.
- Security lights to provide adequate lighting for the property. Proposed are security lights at the four corners of the fenced impound area.
- Signage as required by the state of Utah.
- Fluid receptacles on site to catch any leaking fluid from vehicles.
- No dismantling or salvaging of vehicles.
- Maintained road base surface.
- No new buildings will be constructed as part of this project.
- Customer parking spaces will be provided outside of the impound yard area with signage.
- Once a state license is obtained, a copy will be provided to the County Community Development office.

Staff proposed conditions:

- No stacking or racking vehicles, only one vehicle height permitted in the impound area.
- Lighting must be directed downward and be hooded in order to prevent light pollution onto neighboring properties.
- All grounds shall be maintained in accordance with Section 5-1-300, Conservation of Values, of the Land Use Code. The site shall be maintained free of inappropriately stored flammable materials. Materials that are customary to the business shall be stored in accordance with applicable laws.
- The remainder of the property must be brought into conformance with Section 5-1-300, Conservation of Values, of the Land Use Code.

MOTION: A Motion was made by **Commissioner Jed Pugsley** to approve SP22-004, a request for Site Plan approval for an automotive impound yard and adopting the conditions and findings of staff report. The motion was seconded by **Commissioner Jared Holmgren** and unanimously carried.

CONDITIONS:

1. Compliance with Section 2-2-090, Permitted Use Review, of the Box Elder County Land Use Management & Development Code.
2. Compliance with Section 2-2-120, Site Plan Review, of the Box Elder County Land Use Management & Development Code.
3. Compliance with reviews from the County Engineer, Road Supervisor, Fire Marshal, and Building Official.
4. Screened fencing to be provided on all four sides of impound area where vehicles will be parked.
5. Security lights to provide adequate lighting for the property. Lighting must be directed downward and be hooded in order to prevent light pollution onto neighboring properties.
6. Signage as required by the state of Utah.
7. Fluid receptacles on site to catch any leaking fluid from vehicles.
8. No dismantling or salvaging of vehicles.
9. All weather road base surface to be maintained.
10. No new buildings approved/constructed as part of this project.

11. Customer parking spaces will be provided outside of the impound yard area with signage.
12. Once a state license is obtained, a copy will be provided to the County Community Development office.
13. No stacking or racking vehicles, only one vehicle height permitted in the impound area.
14. Access within the site should be maintained and kept open and free from storage as required by the Fire Marshal to provide adequate access for fire protection.
15. All grounds shall be maintained in accordance with Section 5-1-300, Conservation of Values, of the Land Use Code. The site shall be maintained free of inappropriately stored flammable materials. Materials that are customary to the business shall be stored in accordance with applicable laws.
16. The remainder of the property must be brought into conformance with Section 5-1-300, Conservation of Values, of the Land Use Code.
17. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
18. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

WORKING REPORTS

Water Presentation – BRWCD/BRCC

Carl Mackley, General Manager of the Bear River Water Conservancy District, and Trevor Nielson, General Manager of the Bear River Canal Company gave a presentation regarding developments occurring adjacent to municipalities and the water suppliers to the unincorporated areas of Box Elder County.

(See Attachment No. 2 – PowerPoint .)

An audio recording of the presentation may be obtained by submitting a GRAMA Request to the Planning and Zoning Office.

Kennels

Staff presented the revised version to the commissioners prior to this meeting in hopes of receiving further input. After some discussion regarding inputting a waste management plan, and/or a sound management plan, the allowable number of dogs, the need for agricultural dogs, and how detailed the regulations need to be, it was decided to keep as a working report until all the commissioners can review it.

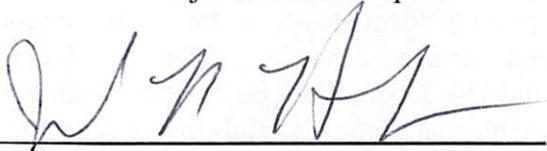
MPC Zone

The commissioners directed staff to put the MPC zone on the February agenda.

PUBLIC COMMENTS – NONE

ADJOURN

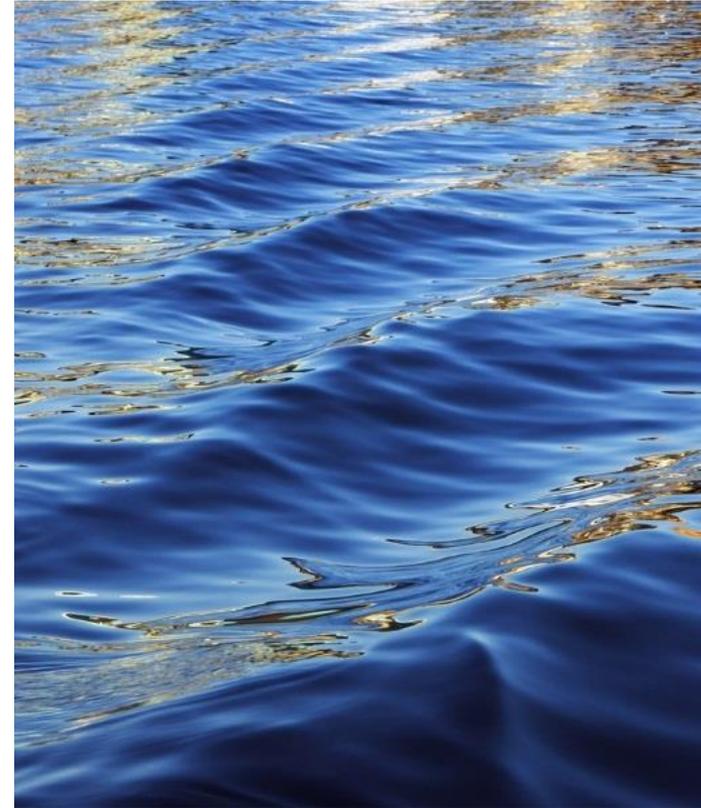
MOTION: A Motion was made by Commissioner Bonnie Robinson to adjourn commission meeting. The motion was seconded by Commissioner Jed Pugsley and meeting adjourned at 9:10 p.m.



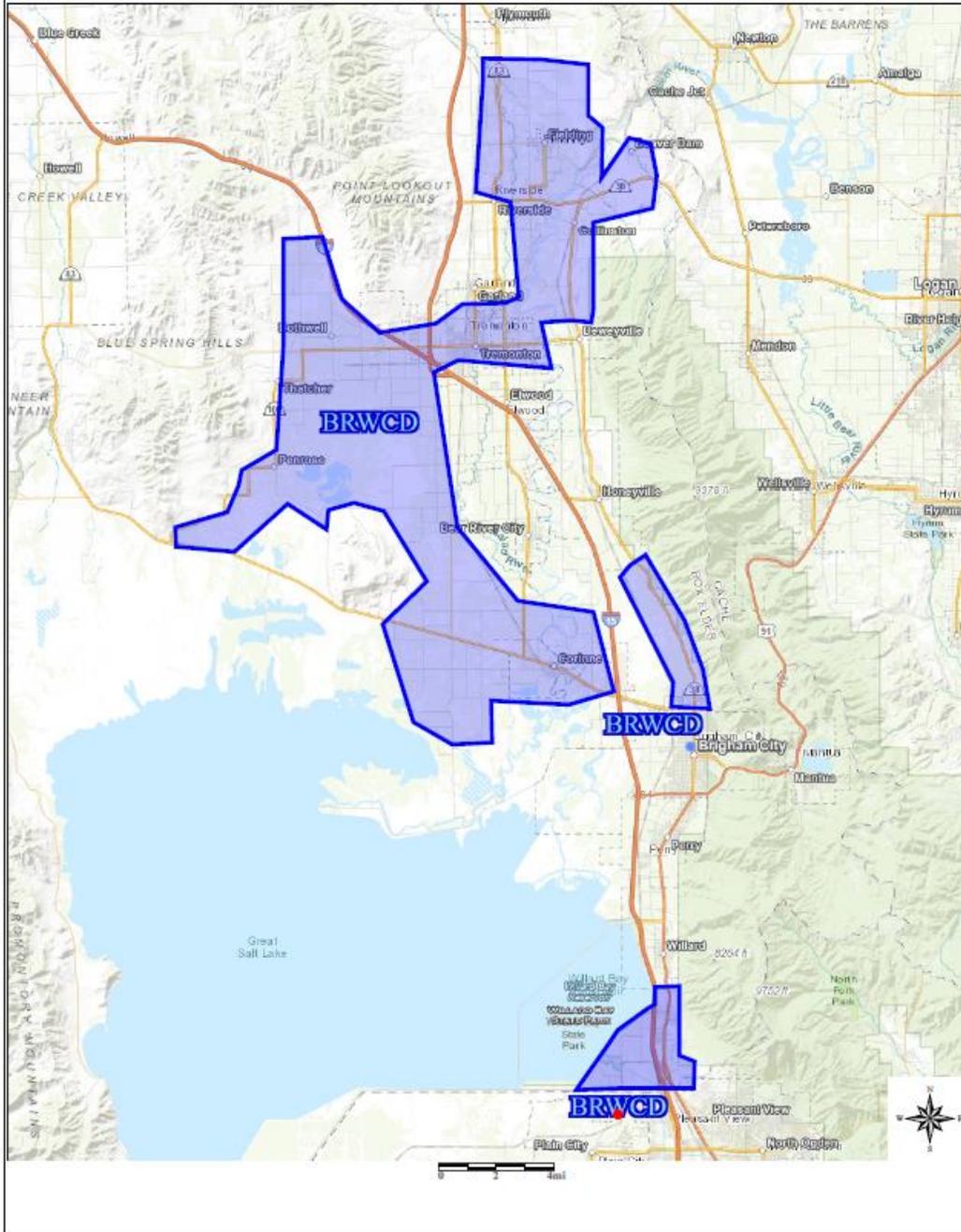
Jared Holmgren, Vice-Chair
Box Elder County Planning Commission

Presentation to Box Elder Planning Commission 1/19/2023

Pineview Water Systems
Bear River Canal Company
Bear River Water Conservancy District



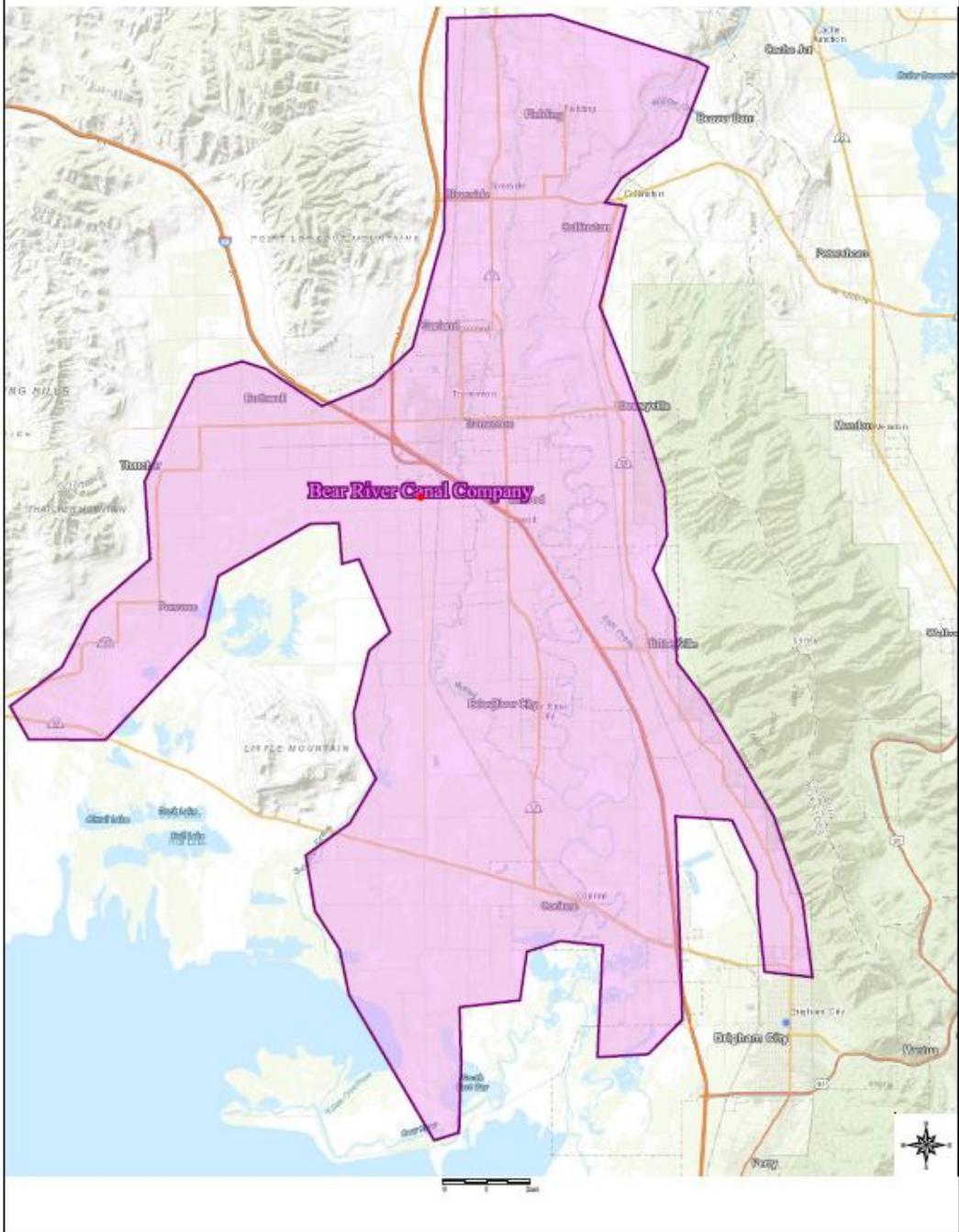
MAP OF EXISTING SERVICE AREAS FOR BRWCD



BRWCD SERVICE AREAS

BRWCD provides hundreds of acre-feet of culinary water to over 18,000 Box Elder County Residents in both incorporated and unincorporated Box Elder County.

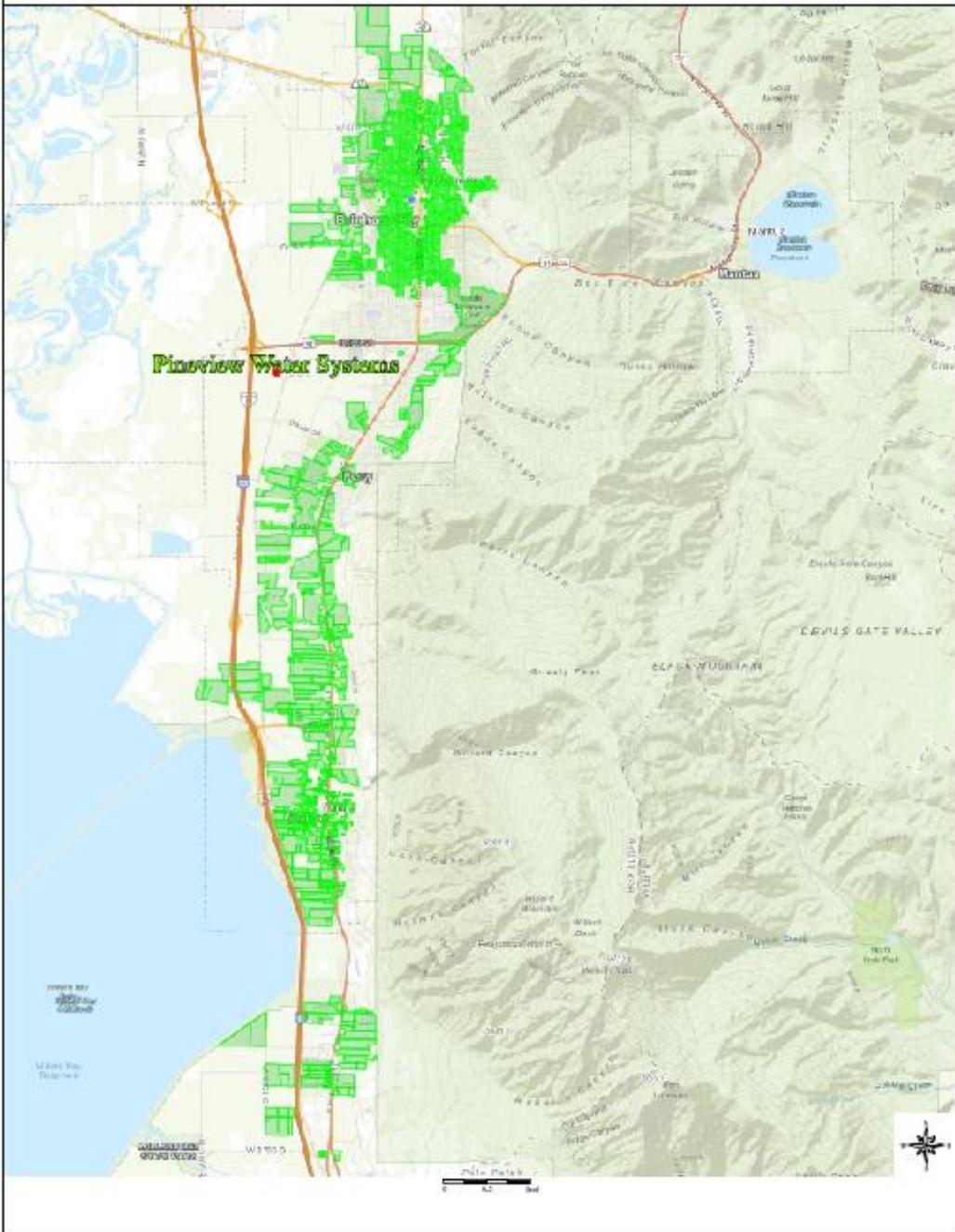
Second-largest Public Water Supplier in county.



BEAR RIVER CANAL COMPANY SERVICE AREAS

BRCC provides thousands of acre-feet to irrigate over 65,000 acres.

Largest Water Provider in Box Elder County.



PINEVIEW WATER SYSTEM SERVICE AREAS

Pineview Water Systems provides hundreds of acre-feet of water to irrigate lands from Brigham City south to South Willard.

Second-Largest Irrigation Company in County.

AVERAGE WATER USE DATA (2018 – 2022): ALL CULINARY SYSTEMS

- 16,341 (AF/YR) MUNICIPALITIES
- 1836 (AF/YR) BRWCD
- 1783 (AF/YR) PRIVATE COMPANIES
- 1500 (AF/YR) PRIVATE WELLS
- 1338 (AF/YR) NUCOR & NORTHROP GRUMMON
- 44 (AF/YR) TRAILER PARKS
- 2021 POPULATION = 61,026
- 315 GPCD
- 20,283 CONNECTIONS
- 1.06 ACRE-FEET/CONNECTION

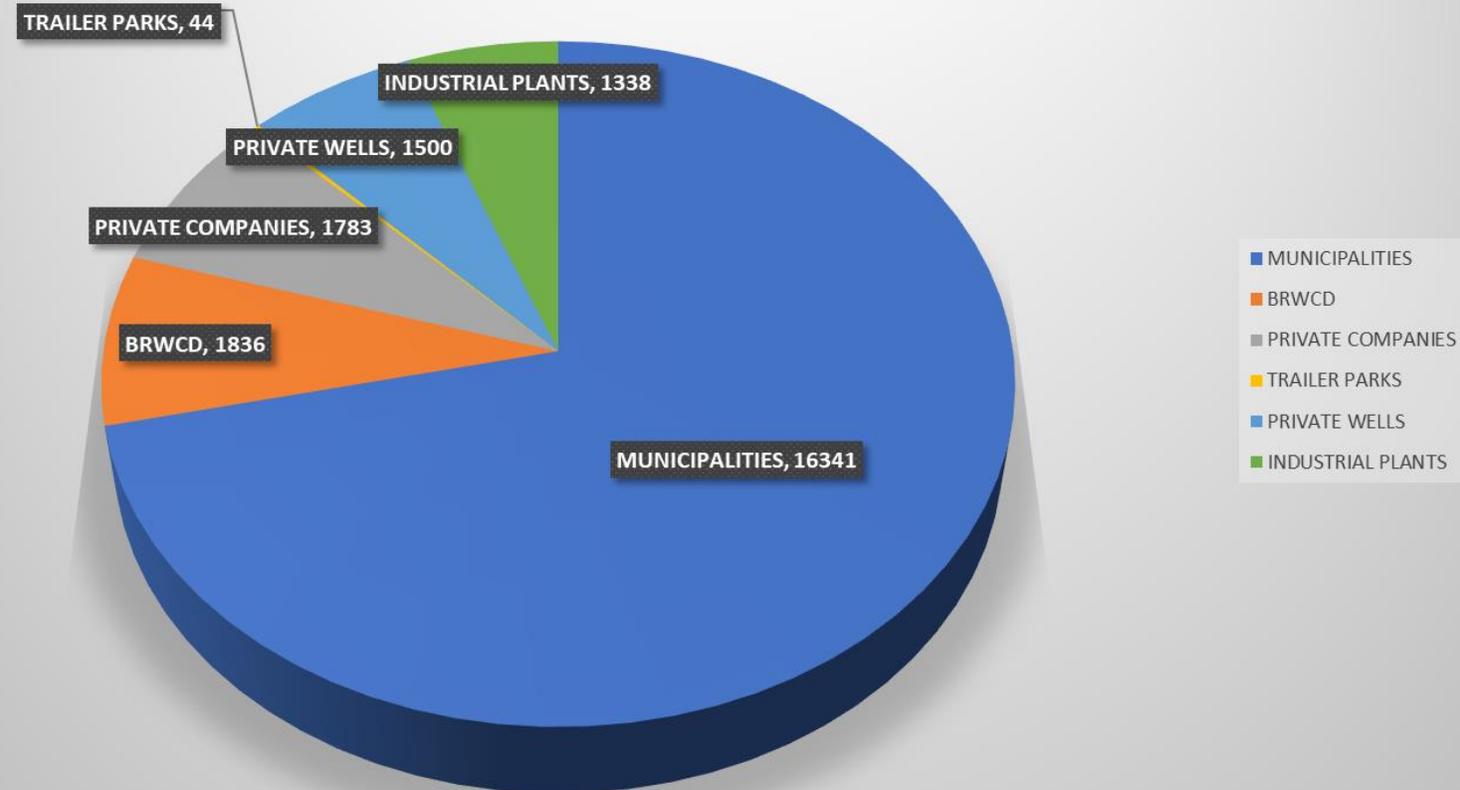
SOURCE OF DATA: DWRi WATER USE REPORTING 2018 – 2021

<https://waterrights.utah.gov/apps/generalWaterUse/WaterUseList.asp>

LAST ACCESSED 10/24/2022 BY CWM

PRIVATE WELL USE IS ESTIMATED ONLY AT 1000 WELLS AT 1.5 AF/YR EACH

AVERAGE ANNUAL WATER USE OF CULINARY WATER SUPPLIERS IN
BOX ELDER COUNTY IN ACRE-FEET (2018 -2021)



AVERAGE WATER USE DATA (2018 – 2022): CULINARY WATER VS IRRIGATION COMPANY WATER

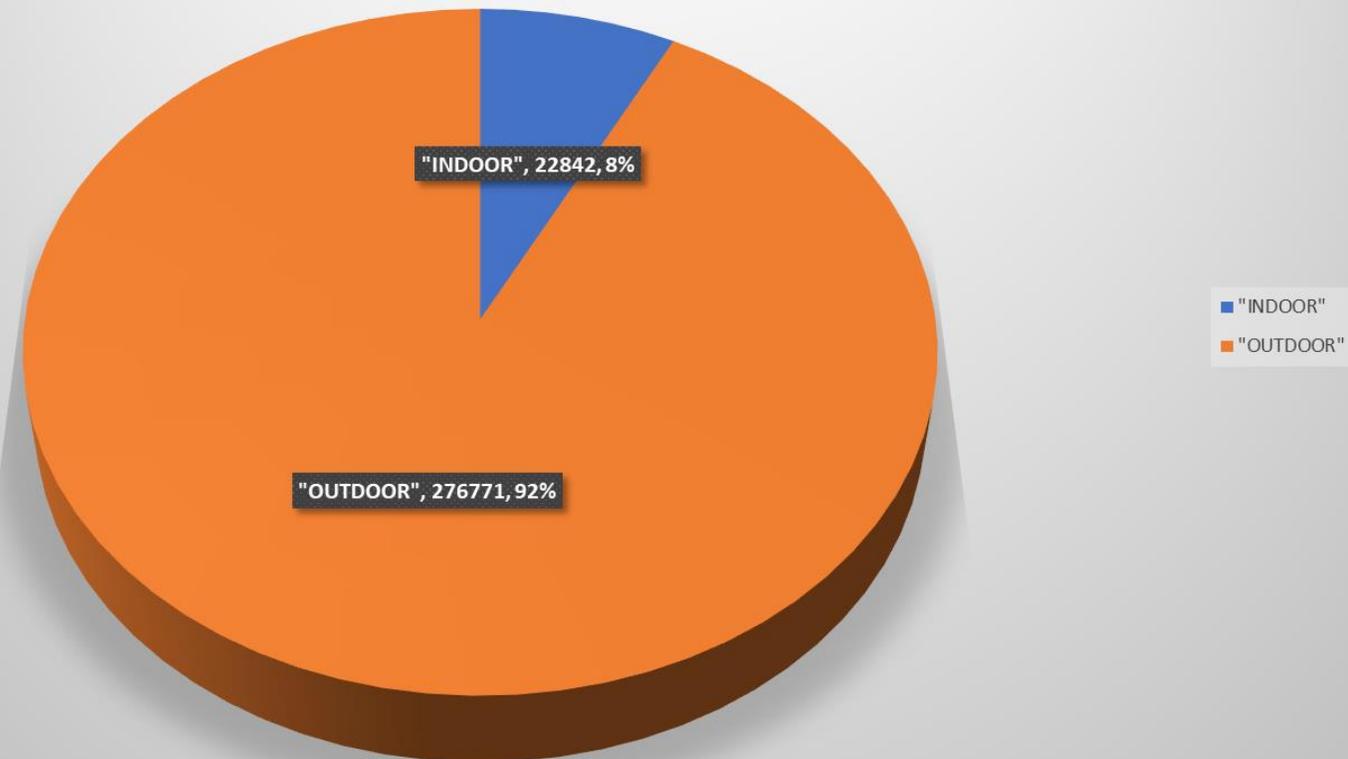
- "INDOOR" = MUNICIPALITIES + BRWCD + PRIVATE COMPANIES + TRAILER PARKS + PRIVATE WELLS + 2 INDUSTRIAL PLANTS
- "OUTDOOR" = 4 MAJOR IRRIGATION COMPANIES IN BOX ELDER COUNTY
- INDOOR = 22,842 AF/YR OR 8% OF TOTAL WATER USED
- INDOOR = 276,771 AF/YR OR 92% OF TOTAL WATER USED
- INDOOR USE COMES FROM UNDERGROUND WELLS, TUNNELS AND SPRINGS
- OUTDOOR USE COMES FROM SURFACE WATER FROM THE BEAR RIVER, OGDEN RIVER, BOX ELDER CREEK AND BLUE CREEK

SOURCE OF DATA: DWRI WATER USE REPORTING 2018 – 2021

<https://waterrights.utah.gov/apps/generalWaterUse/WaterUseList.asp>

LAST ACCESSED 10/24/2022 BY CWM

AVERAGE ANNUAL WATER USE OF "INDOOR" VS "OUTDOOR"
IN BOX ELDER COUNTY IN ACRE-FEET (2018 -2021)



FUTURE PROJECTIONS

FUTURE PROJECTIONS												
WATER SUPPLIER	GROWTH FACTORS			USE (ACRE-FEET)			ADDITIONAL COST (\$M)			POPULATION		
<u>CATEGORY</u>	<u>2041</u>	<u>2061</u>	<u>2121</u>	<u>2041</u>	<u>2061</u>	<u>2121</u>	<u>2041</u>	<u>2061</u>	<u>2121</u>	<u>2041</u>	<u>2061</u>	<u>2121</u>
MUNICIPALITIES	1.5	2.0	2.5	24512	32682	40853	\$81.7	\$81.7	\$81.7	72957	97276	121595
BRWCD	1.6	2.2	3.0	2937	4039	5507	\$11.0	\$11.0	\$14.7	1622	2231	3042
PRIVATE COMPANIES	1.6	2.2	3.0	2853	3923	5350	\$10.7	\$10.7	\$14.3	12909	17750	24204
TRAILER PARKS	1.2	1.4	2.0	53	61	88	\$0.1	\$0.1	\$0.3	367	428	612
PRIVATE WELLS	1.6	2.2	3.0	2400	3300	4500	\$9.0	\$9.0	\$12.0	4800	6600	9000
INDUSTRIAL PLANTS	1.2	1.4	2.0	1605	1873	2676	\$2.7	\$2.7	\$8.0	0	0	0
TOTALS				34360	45878	58973	\$115.2	\$115.2	\$130.9	92655	124285	158453
(22842 AF/YEAR EXISTING AVERAGE)				AS A COUNTY, WE WILL NEED TO DEVELOP \$5.76 MILLION IN NEW WATER PER YEAR.								
THIS IS EQUIVALENT TO 576 ADDITIONAL ACRE-FEET/YEAR, 543 NEW CONNECTIONS/YEAR AND 1630 ADDITIONAL PERSONS/YEAR.												

SOURCE OF DATA: REASONABLE LINEAR FUTURE GROWTH FACTORS APPLIED TO AVERAGE 2018 – 2022 DATA SHOWN HEREIN.

COST OF ADDITIONAL WATER DEVELOPED IS ASSUMED TO BE \$10,000 PER ACRE-FOOT OR \$1,000,000 PER HUNDRED ACRE-FEET BASED ON OTHER CURRENT WATER PROJECT COSTS

CONSIDERATIONS:

1. CONSERVATION EFFORTS
2. COUNTY, MUNICIPAL AND DISTRICT POLICIES
3. MASTER PLANNING EFFORTS
4. COSTS
5. ADDITIONAL WATER SOURCES
 - EXISTING WATER RIGHTS
 - EXISTING IRRIGATION SHARES
 - ADDITIONAL GROUNDWATER DEVELOPMENT
 - BEAR RIVER DEVELOPMENT
6. BASIN PARTNERSHIPS AND WATERSHED COUNCILS

Bear River Canal Company Shares and Secondary Irrigation

January 19, 2023



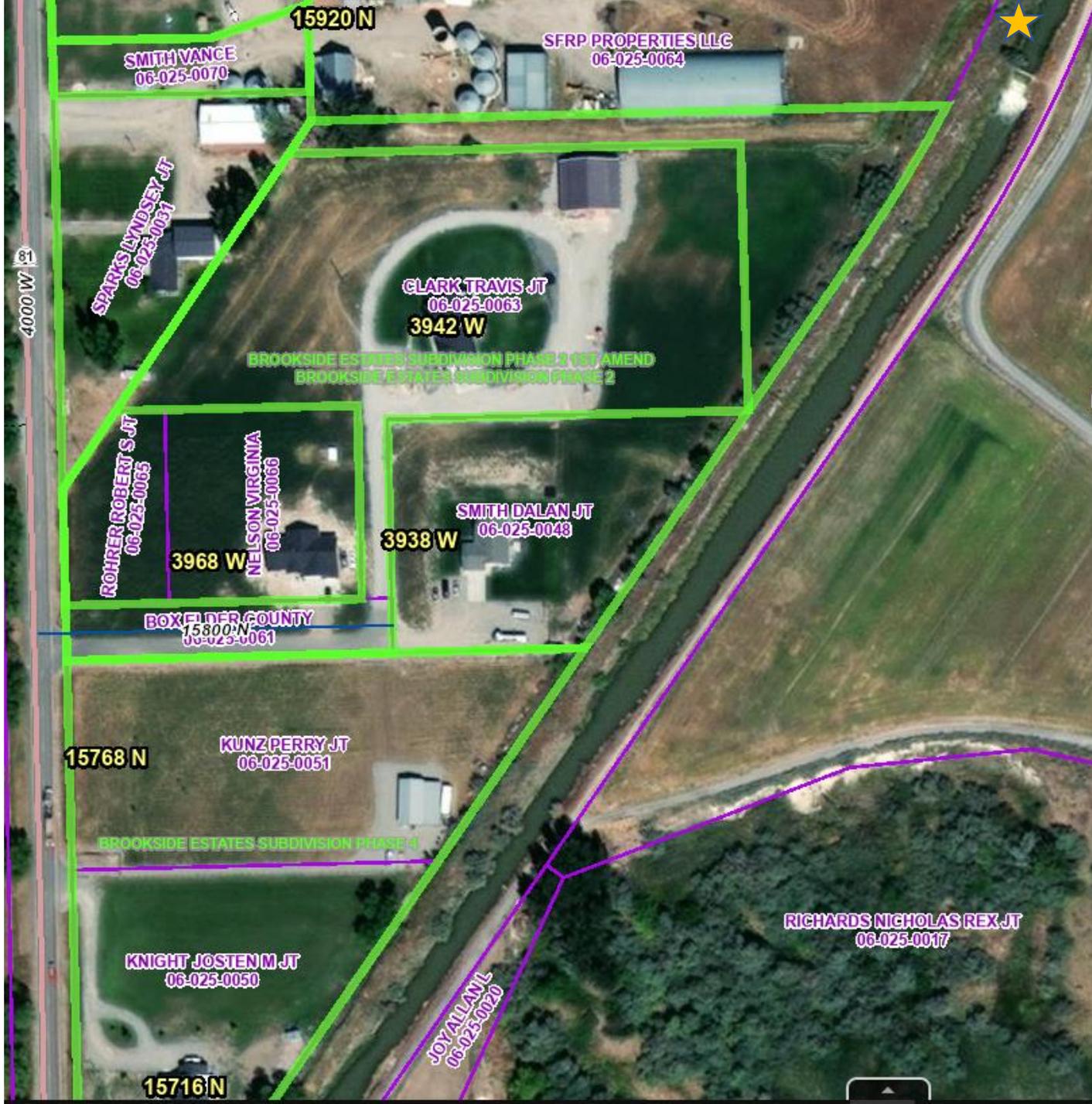
BEAR RIVER
CANAL COMPANY

Items of Concern



BEAR RIVER
CANAL COMPANY

- No coordination with BRCC has resulted in citizens being unable to receive their water because of physical system constraints unknown to them at the time of purchase.
- Piping and conveyance systems are not being installed or planned within subdivisions.
- Ownership changes from original farmer to homeowners are delayed in many cases as much 2-3 years.
- BRCC addressing water delivery issues which are outside of their administrative powers.



SMITH VANCE
06-025-0070

SFRP PROPERTIES LLC
06-025-0064

SPARKS LYNDSAY JT
06-025-0031

CLARK TRAVIS JT
06-025-0063
3942 W

BROOKSIDE ESTATES SUBDIVISION PHASE 1 (1ST AMEND)
BROOKSIDE ESTATES SUBDIVISION PHASE 2

ROHRER ROBERT S JT
06-025-0005

NELSON VIRGINIA
06-025-0066

3968 W

3938 W

SMITH DALAN JT
06-025-0048

BOX ELDER COUNTY
15800 N
06-025-0061

15768 N

KUNZ PERRY JT
06-025-0051

BROOKSIDE ESTATES SUBDIVISION PHASE 1

KNIGHT JOSTEN M JT
06-025-0050

15716 N

JOY ALLAN L
06-025-0020

RICHARDS NICHOLAS REX JT
06-025-0017



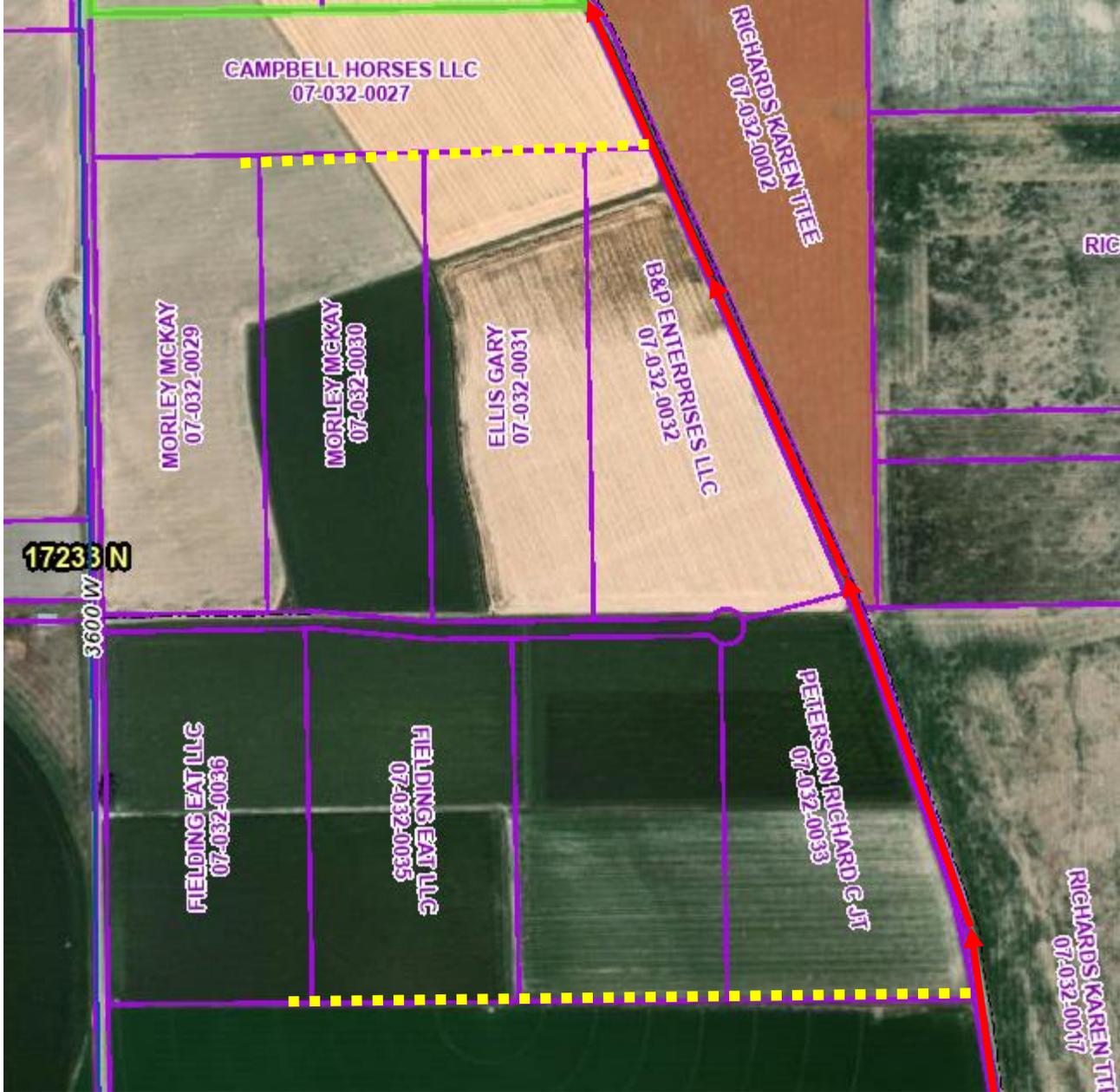
BEAR RIVER
CANAL COMPANY

Brookside Estates



BEAR RIVER
CANAL COMPANY

Brookside Estates



BEAR RIVER
CANAL COMPANY

Peterson Estates



BEAR RIVER CANAL COMPANY

Aspen Meadows



BEAR RIVER CANAL COMPANY

Aspen Meadows

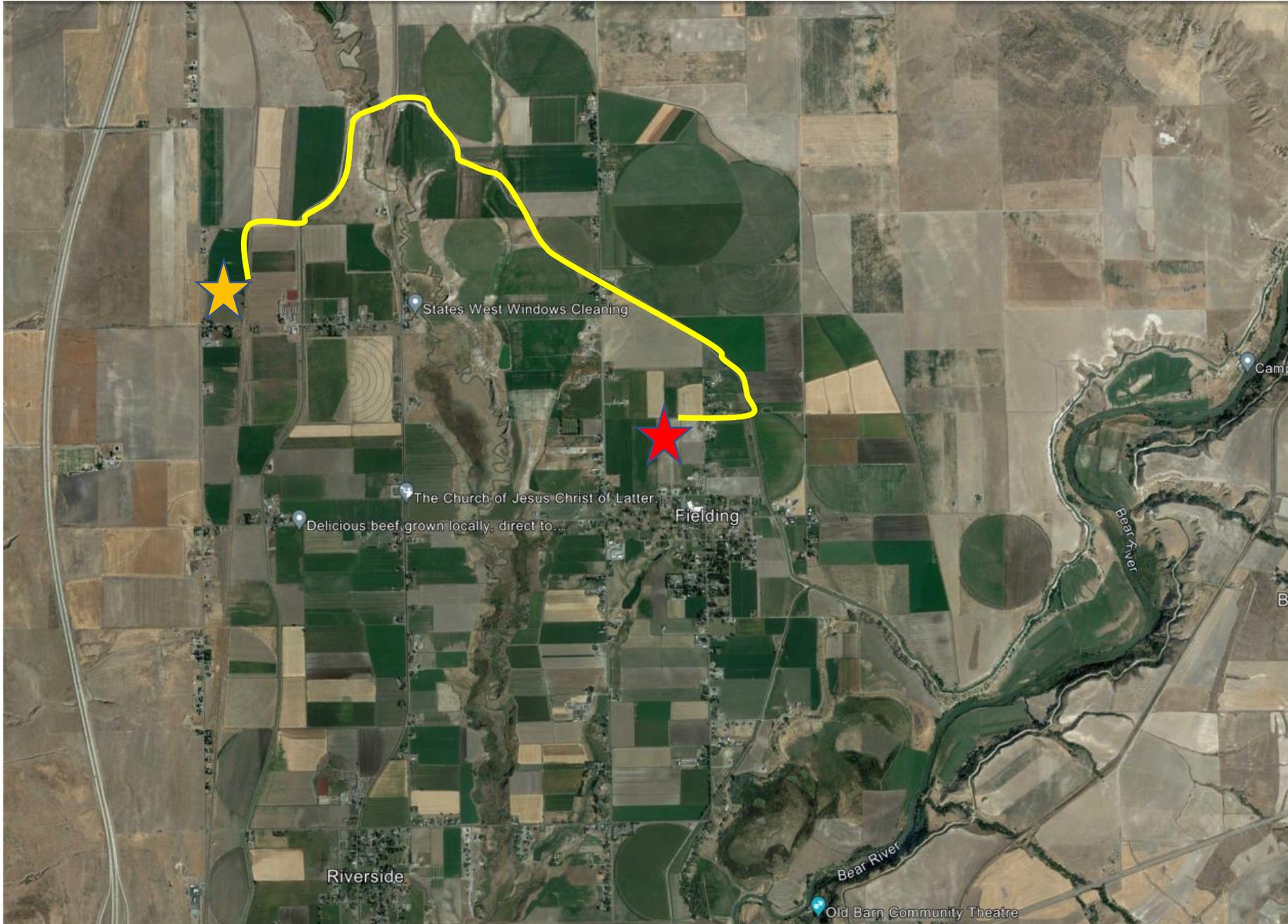
Bear River Canal Water Turns by Headgate

Stream West Canal		Headgate 8W		Flow	5.78 cfs
HG Start Sat 10:21 AM		HG End Sat 02:01 AM		Total HG Shares 439.540	
Water User	Shares	Hrs.mins	Turn start	Turn end	Pos LP
NELSON COLTON & SHAWNIE L.	0.500	0h10m	Sat 10:21 AM	Sat 10:31 AM	1
ONEAL SAMUEL E. & CHERYL K.	0.500	0h10m	Sat 10:31 AM	Sat 10:42 AM	2
NOKES KELVIN M. & CONNIE		0h0m	Sat 10:42 AM	Sat 10:42 AM	3 1
GLEASON TIMOTHY & CHERYL	1.500	0h32m	Sat 10:42 AM	Sat 11:15 AM	4
DURFEE DENNIS S. & HOLLY R.	0.500	0h10m	Sat 11:15 AM	Sat 11:25 AM	5
CAPENER MICAH		0h0m	Sat 11:25 AM	Sat 11:25 AM	6 1
HARRIS DARRELL JAY & ALYSSA W.	1.000	0h21m	Sat 11:25 AM	Sat 11:47 AM	7
CAPENER MICAH		0h0m	Sat 11:47 AM	Sat 11:47 AM	8 1
CHRISTENSEN KIP AND JESSICA	1.000	0h21m	Sat 11:47 AM	Sat 12:09 PM	9
LUNDGREEN NATE	1.000	0h21m	Sat 12:09 PM	Sat 12:30 PM	10
GARN DARVEL (KEVIN)	29.140	10h35m	Sat 12:30 PM	Sat 11:06 PM	11
WILCOX DALLEEN R. OR LINDA F.	16.000	5h48m	Sat 11:06 PM	Sun 4:54 AM	12
WILCOX DALLEEN R. OR LINDA F.	13.230	4h48m	Sun 04:54 AM	Sun 9:43 AM	13
FOWERS BRYAN J.	1.200	0h26m	Sun 09:43 AM	Sun 10:09 AM	14
BENNION & JAMES FRANKLE	2.800	1h1m	Sun 10:09 AM	Sun 11:10 AM	15
WELLING STEVEN LYN	21.220	7h42m	Sun 11:10 AM	Sun 6:53 PM	16
THEO & NORMA COOMBS REVOCABLE	20.660	7h30m	Sun 06:53 PM	Mon 2:24 AM	17
CRONEY SHAWN	4.000	1h27m	Mon 02:24 AM	Mon 3:51 AM	18
MARSH BRADY AND HEATHER	1.500	0h32m	Mon 03:51 AM	Mon 4:23 AM	19
PETERSEN MICHAEL D	1.000	0h21m	Mon 04:23 AM	Mon 4:45 AM	20
MATHEWS NATHAN AND PEGGY	1.000	0h21m	Mon 04:45 AM	Mon 5:06 AM	21
KEVIN & JERI GARN LIVING TRUST	32.000	11h37m	Mon 05:06 AM	Mon 4:44 PM	22
HESS VAUGHN AND BARRY	15.900	5h46m	Mon 04:44 PM	Mon 10:31 PM	23
HESS CATTLE LLC	171.670	62h22m	Mon 10:31 PM	Thu 12:53 PM	24
LEAVITT VAL OR NANCY	42.730	15h31m	Thu 12:53 PM	Fri 4:24 AM	25
ASHBY COY LEE	6.830	2h28m	Fri 04:24 AM	Fri 6:53 AM	26
COOMBS MICHAEL J. & FAWN M.	11.210	4h4m	Fri 06:53 AM	Fri 10:57 AM	27
COOMBS MICHAEL J. & FAWN M.	15.000	5h26m	Fri 10:57 AM	Fri 4:24 PM	28
COOMBS STEVEN VERL OR CONNIE A.	26.450	9h36m	Fri 04:24 PM	Sat 2:01 AM	29
Totals		439.540	159h40m		



BEAR RIVER
CANAL COMPANY

Scheduling
Issues



BEAR RIVER
CANAL COMPANY

Suggestions



BEAR RIVER
CANAL COMPANY

1. Require “Will Serve” Letter from Canal Company.
2. Conditional Approval based on the developer's ability to transfer shares to the correct location before recording of lots.
3. Encourage secondary systems to be operated by public water suppliers, not HOAs or homeowners.
4. Send recommendation to County Commissioners that county staff be directed to work with BRCC and BRWCD in addressing details and return with suggested ordinances and policies/procedures to implement effective water planning program.
5. Update county water plan taking into account new state engineer policy.