

**MINUTES
BOX ELDER COUNTY COMMISSION
OCTOBER 18, 2023**

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 11:15 a.m. on **October 18, 2023**. The following members were present:

Stan Summers	Chairman
Boyd Bingham	Commissioner
Lee Perry	Commissioner
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 11:20 a.m.

The regular session was called to order by Chairman Summers at 11:30 a.m. with the following members present, constituting a quorum:

Stan Summers	Chairman
Boyd Bingham	Commissioner
Lee Perry	Commissioner
Marla Young	County Clerk

The prayer was offered by Commissioner Perry.

The Pledge of Allegiance was led by Auditor Shirlene Larsen.

APPROVAL OF MINUTES

THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 20, 2023 AND THE CORRECTED MINUTES OF SEPTEMBER 13, 2023 WERE APPROVED AS WRITTEN ON A MOTION BY COMMISSIONER PERRY, SECONDED BY COMMISSIONER BINGHAM AND UNANIMOUSLY CARRIED.

ATTACHMENT NO. 1 - AGENDA

ADMINISTRATIVE REVIEW/REPORTS/FUTURE AGENDA ITEMS – COMMISSION

Review of Policies and Procedures - Commissioner Bingham

Commissioner Bingham asked questions regarding reviewing policies and procedures. It was determined that they work through Human Resources and the individual departments that the policies affect.

Waiver of fees for fundraiser at the fairgrounds - Chairman Summers

Chairman Summers explained they have received a request for a waiver of fees for a fundraiser. He asked to have it put on the next agenda.

Golden Spike Monument - Chairman Summers

Chairman Summers explained he had received a concerning text from an individual regarding the Golden Spike Monument. He said the county has backup for the money sent to the foundation as well as proof of the in kind donations that have been made in the amount of nearly \$500,000.00 and it is available to view.

Report of Recent Meetings - Chairman Summers

Chairman Summers reported they attended a workshop regarding Artificial Intelligence (AI) and was amazed at how the group came together with great ideas.

Chairman Summers commended Governor Cox on a speech about Utah and it being a weird state. Governor Cox had said that we are weirder now than ever and our country needs some weird right now. Chairman Summers said we have been a peculiar people for a long time and are a great managed state.

Golden Spike Monument - Commissioner Perry

Commissioner Perry stated the Golden Spike Monument will arrive on October 23, 2023 and will be on display at the state capitol. Eventually, it will be placed at Reeder Park on West Forest Street.

FORMER AGENDA ITEMS FOLLOW-UP – COMMISSIONERS

There were no Former Agenda Items discussed.

EMERGENCY MANAGEMENT ISSUES

There were no Emergency Management Issues discussed.

ARPA/LATCF

Auditor Shirlene Larsen stated that ARPA monies are being figured into the budget.

BOX ELDER COUNTY EMPLOYEE RECOGNITION

Commissioner Perry stated they received multiple nominations for Stacy Miles as Employee of the Month. He said she works in Motor Vehicles and provides great service to the public and gets the majority of the customers as she is the first window in proximity to the door. She looks for opportunities to help and takes on extra duties. She is a hard worker and a delight to work with.

The Commissioners presented Stacy Miles with a certificate.

TOURISM OFFICE

Joan Hammer Tourism Recognition

Chairman Summers stated Tourism Director Joan Hammer was inducted into the Utah Tourism Hall of Fame along with two other people. He said tourism works well in our county and the state because of Joan.

PUBLIC INTERESTS / PRESENTATIONS / CONCERNS

Bear River Valley Annual Gift to the Community Report-Brandon Vonk

Bear River Valley Hospital Administrator Brandon Vonk gave a brief history of his involvement with the hospital and presented a report of services provided by the hospital. He said they have seen an increase in the delivery of babies where other hospitals are seeing a decline. He reported

they have expanded the ER waiting room and have added two new triage rooms. He said they are growing and making key decisions that will best serve the community. He announced that a new rehab service is in the works and planning starts next month.

The Commissioners expressed gratitude for the services provided at Bear River Valley Hospital.

ATTACHMENT NO. 2 - Gift to the Community Report

Approval of New Board Member for Portage Cemetery District-Todd Gibbs

Todd Gibbs of the Portage Cemetery Board stated they needed to replace Robert Gibbs on the cemetery board. They advertised for the position and received one applicant. He made the recommendation to appoint Dusty Allen to the Portage Cemetery Board.

MOTION: Commissioner Perry made a motion to appoint Dusty Allen to the Portage Cemetery Board. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Summers voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

ATTORNEY'S OFFICE

Resolution #23-12 approving Interlocal Agreement #23-79 Between Box Elder County and Brigham City Regarding the Storage of Tourism and Recreation Equipment-Anne Hansen

Attorney Stephen Hadfield explained Resolution #23-12 authorizes the Commission to approve Interlocal agreement #23-79 with Brigham City Corporation. He stated it extends an agreement for the use of a storage shed for twenty years for tourism and recreation items.

MOTION: Commissioner Perry made a motion to approve Resolution #23-12. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Summers voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

MOTION: Commissioner Perry made a motion to approve Interlocal Agreement #23-79 with Brigham City Corporation. The motion was seconded by Commissioner Bingham and

unanimously carried on a roll call vote of Chairman Summers voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

ATTACHMENT NO. 3 - Resolution #23-12

ATTACHMENT NO. 4 - Agreement #23-79

AUDITOR'S OFFICE

50% Reduction in Property Tax for Hardship-Richard Christiansen

Auditor Shirlene Larsen explained the request for reduction of property tax is for the county tax abatement. She said the individuals were barely over the limit by \$405.00 to qualify for the abatement and have completed a hardship statement.

MOTION: Commissioner Perry made a motion to approve the reduction in property tax for Richard Christiansen. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Summers voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

Grant of 50% Property Tax Reduction-Darwin & Gloria Burton

Auditor Shirlene Larsen explained the Burtons applied for abatements but were over the income requirement by \$513.00. They have completed a hardship statement.

MOTION: Commissioner Perry made a motion to grant the 50% reduction for Darwin and Gloria Burton. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Summers voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

Prior Year Active Duty Military Property Tax Exemption Approval-Nicholas Thornley

Auditor Shirlene Larsen explained they have received a request to grant a prior year property tax exemption for an active duty member. She stated there have been some extenuating circumstances.

MOTION: Commissioner Perry made a motion to grant the prior year active duty military exemption. The motion was seconded by Commissioner Bingham and unanimously carried on a

roll call vote of Chairman Summers voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

COMMISSIONERS

Discussion on PM2.5 Air Quality-Commissioners

Chairman Summers gave an update on the PM2.5 Air quality issue. He said they have had some success in making some things happen in the county to be taken out of the non-attainment area. He said the county should not have been placed in the nonattainment area in the first place. This will make it so the businesses don't have to buy air credits and will continue to be able to break off from the Wasatch Front.

Ratification of Signatures on Letters of Support for Electric Vehicle Charging Stations-Commissioners

Chairman Summers stated they needed to send a letter of support regarding electric vehicle charging stations. The letter was sent between Commission meetings.

MOTION: Commissioner Perry made a motion to ratify the letter of support for electric vehicle charging stations. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Summers voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

ATTACHMENT NO. 5 - Letter of Support

Discussion on Request for Donation to the Chinese Railroad Workers Descendants Association-Commissioners

Chairman Summers stated the commission has been approached to help with a monument to recognize the Chinese Railroad Workers and to help in fundraising. They are asking for \$50,000.00.

Commissioner Bingham said he has no problem supporting the cause but recommended they look at the budget.

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

COMMUNITY DEVELOPMENT

Ordinance #587-Ordinance Text Amendment-Scott Lyons

Community Development Director Scott Lyons explained Ordinance #587 cleans up two sections of the Land Use Management Code regarding annexations. It cleans up verbiage from two years ago regarding home businesses and home occupations and adds in a legislative application. It regards long term land use planning and coordinates with the city's infrastructure plans. He stated a public hearing was held at the September Planning Commission meeting and they have forwarded a recommendation of approval.

MOTION: Commissioner Bingham made a motion to adopt Ordinance #587. The motion was seconded by Commissioner Perry and unanimously carried on a roll call vote of Chairman Summers voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

ATTACHMENT NO. 6 - Ordinance #587

Ordinance #588-Proposed Text Amendment to Disallow Multifamily Housing in Unincorporated county-Scott Lyons

Community Development Director Scott Lyons stated Ordinance #588 adds section 5-1-370 to the Land Use Management Code and regulates multi-family dwellings in the unincorporated areas. It removes language from some other sections. A public hearing was held on September 21, 2023 at the Planning Commission meeting and there was a large turnout. The Planning Commission recommended approval with the following findings: (1) the proposed amendment is consistent with the goals and objective of the general plan, (2) the proposed amendment is harmonious with the overall character of existing development in the area, (3) the proposed amendment would not adversely affect adjacent property, and (4) facilities and services are not sufficient. The proposed amendment met those approval standards and recommended approval of the ordinance.

Chairman Summers stated he has had several calls and messages with concerns on allowing multi-family dwellings to be built.

Commissioner Bingham stated it doesn't affect the incorporated areas.

MOTION: Commissioner Perry made a motion to adopt Ordinance #588. The motion was seconded by Commissioner Bingham and unanimously carried on a roll call vote of Chairman Summers voting Yea, Commissioner Bingham voting Yea, and Commissioner Perry voting Yea.

ATTACHMENT NO. 7 - Ordinance #588

Public Comment

Dennis Holland of West Fielding stated it has always been his dream to live in the small town way of life and wanted the ordinance to pass so the high density housing doesn't overtake the county.

Susan Holland of West Fielding thanked the Commissioners for listening to them and for adopting the ordinance to avoid high density housing. She stated the way of life for a lot of people would be affected. She referred to the growth in Saratoga Springs, Utah. She said keeping the rural parts of the county is the better way to go.

Deanna Hardy of Brigham City stated when reading the public comment period from the prior meeting minutes there were details left out regarding a road that was illogically removed and put in another precinct which she felt revealed that gerrymandering happened in the county and that an audit of a state delegate position ballots revealed corruption at a party convention. She said there was no mention that when people were in attendance of the election audit the clerk said they would only audit one box that was chosen by the state. She was concerned that if the citizens were not able to conduct an audit, the elections are corrupt. She asked that the minutes be amended to include important details that were left out. She said the Box Elder Committee of Liberty held their monthly meeting and invited representatives of the county to attend and not one attended. She said they would like to schedule a work meeting that will assist in public service.

Recess to hold an RDA meeting

MOTION: Commissioner Perry made a motion to move into an RDA meeting. The motion was seconded by Commissioner Bingham and the commissioners recessed to hold an RDA meeting.

WARRANT REGISTER – COMMISSIONERS

The Warrant Register was signed and the following claims were approved: Claim numbers 121827 through 121873 in the amount of \$273,657.68 and claim numbers 121874 through 121932 in the amount of 924,207.04 with voided claim number 121350, and claim numbers 121875 in the amount of 283,742,.23 and claim numbers 121745 through 121826 in the amount of \$355,215.85 with voided claim numbers 116439,116726, 116727, 116729, 116801, 116830, 116935, 116997, 118091, 118467, 118640 and claim numbers 121933 through 121991 in the amount of \$409,712.87

PERSONNEL ACTIONS/VOLUNTEER ACTION FORMS – COMMISSIONERS

Employee Name:	Department:	PA Type:	Effective Date:
WILLARD, LANA	SHERIFF'S OFFICE	COMPENSATION CHANGE	10/25/2023
GIBBS, RENO	FAIRGROUNDS	SEPARATION	10/06/2023
GIBBS, RENO	FAIRGROUNDS	REHIRE	10/07/2023
ESTES, JOSHUA	SHERIFF'S OFFICE	COMPENSATION CHANGE	09/25/2023
NELSON, ANSON	SHERIFF'S OFFICE	SEPARATION	10/15/2023
NELSON, ANSON	SHERIFF'S OFFICE	REHIRE	10/16/2023
GATEHOUSE, CHAD	ROAD DEPARTMENT	TRANSFER	09/25/2023
ROUNDY, KIERSTYN	SHERIFF'S OFFICE	NEW HIRE	09/18/2023
CLUFF, MICHELLE	SHERIFF'S OFFICE	REHIRE	09/25/2023
VANWEERD, QUINTON	ROAD DEPARTMENT	SEPARATION	10/03/2023

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 12:55 p.m.

ADOPTED AND APPROVED in regular session this 1st day of November 2023.



Stan Summers, Chairman



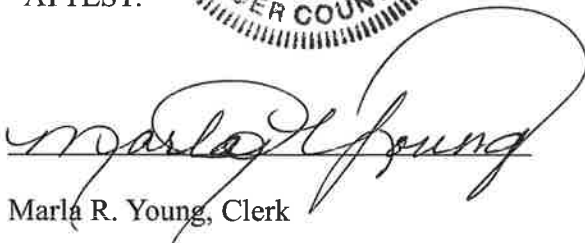
Boyd Bingham, Commissioner



Lee Perry, Commissioner



ATTEST:



Marla R. Young, Clerk



COUNTY COMMISSION MEETING

Commission Chambers, 01 South Main Street, Brigham City, Utah 84302

Wednesday, October 18, 2023 at 11:30 AM

AGENDA

NOTICE: *Public notice is hereby given that the Box Elder County Board of County Commissioners will hold an Administrative/Operational Session commencing at 11:15 A.M. and a regular Commission Meeting commencing at 11:30 A.M. on Wednesday October 18, 2023 in the Commission Chambers of the Box Elder County Courthouse, 01 South Main Street, Brigham City, Utah.*

1. ADMINISTRATIVE / OPERATIONAL SESSION

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

2. CALL TO ORDER 11:30 A.M.

- A. Invocation Given by: Commissioner Perry
- B. Pledge of Allegiance Given by: Auditor Shirlene Larsen
- C. Approve Minutes 09-20-2023 and Corrected Minutes 09-13-2023

3. ADMINISTRATIVE REVIEW / REPORTS / FUTURE AGENDA ITEMS

4. FORMER AGENDA ITEMS

5. EMERGENCY MANAGEMENT ISSUES

6. ARPA/LATCF

7. BOX ELDER COUNTY EMPLOYEE RECOGNITION

8. TOURISM OFFICE

- A. 11:40 Joan Hammer Tourism Recognition

9. PUBLIC INTERESTS/ PRESENTATIONS/ CONCERNS

- A. 11:45 Bear River Valley Annual Gift to the Community Report-Brandon Vonk
- B. 11:50 Approval of New Board Member for Portage Cemetery District-Todd Gibbs

10. ATTORNEY'S OFFICE

- A. 11:57 Resolution #23-12 approving Interlocal Agreement #23-79 Between Box Elder County and Brigham City Regarding the Storage of Tourism and Recreation Equipment-Anne Hansen

11. AUDITOR'S OFFICE

- A. 12:00 50% Reduction in Property Tax for Hardship-Richard Christiansen
- B. 12:02 Grant of 50% Property Tax Reduction-Darwin & Gloria Burton
- C. 12:04 Prior Year Active Duty Military Property Tax Exemption Approval-Nicholas Thornley

12. COMMISSIONERS

- A. 12:06 Discussion on PM2.5 Air Quality-Commissioners
- B. 12:11 Ratification of Signatures on Letters of Support for Electric Vehicle Charging Stations-Commissioners
- C. 12:13 Discussion on Request for Donation to the Chinese Railroad Workers Descendants Association-Commissioners

13. COMMUNITY DEVELOPMENT

- A. 12:18 Ordinance #587-Ordinance Text Amendment-Scott Lyons
- B. 12:21 Ordinance #588-Proposed Text Amendment to Disallow Multifamily Housing in Unincorporated county-Scott Lyons

14. 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.

15. WARRANT REGISTER

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

17. CLOSED SESSION

18. ADJOURNMENT

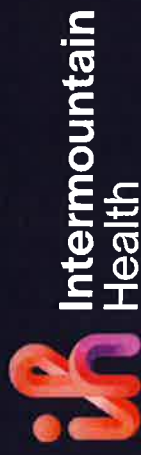
Prepared and posted this 13th day of October, 2023. Mailed to the Box Elder News Journal and the Leader on the 13th of October, 2023. These assigned times may vary depending on the length of discussion, cancellation of scheduled agenda times and agenda alteration. Therefore, the times are estimates of agenda items to be discussed. If you have any interest in any topic you need to be in attendance at 11:30 a.m.



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.



2023 Charity Plan and Report of 2022 Charitable Activities

Bear River Valley Hospital
October 2023

Brandon Vonk,
Hospital President

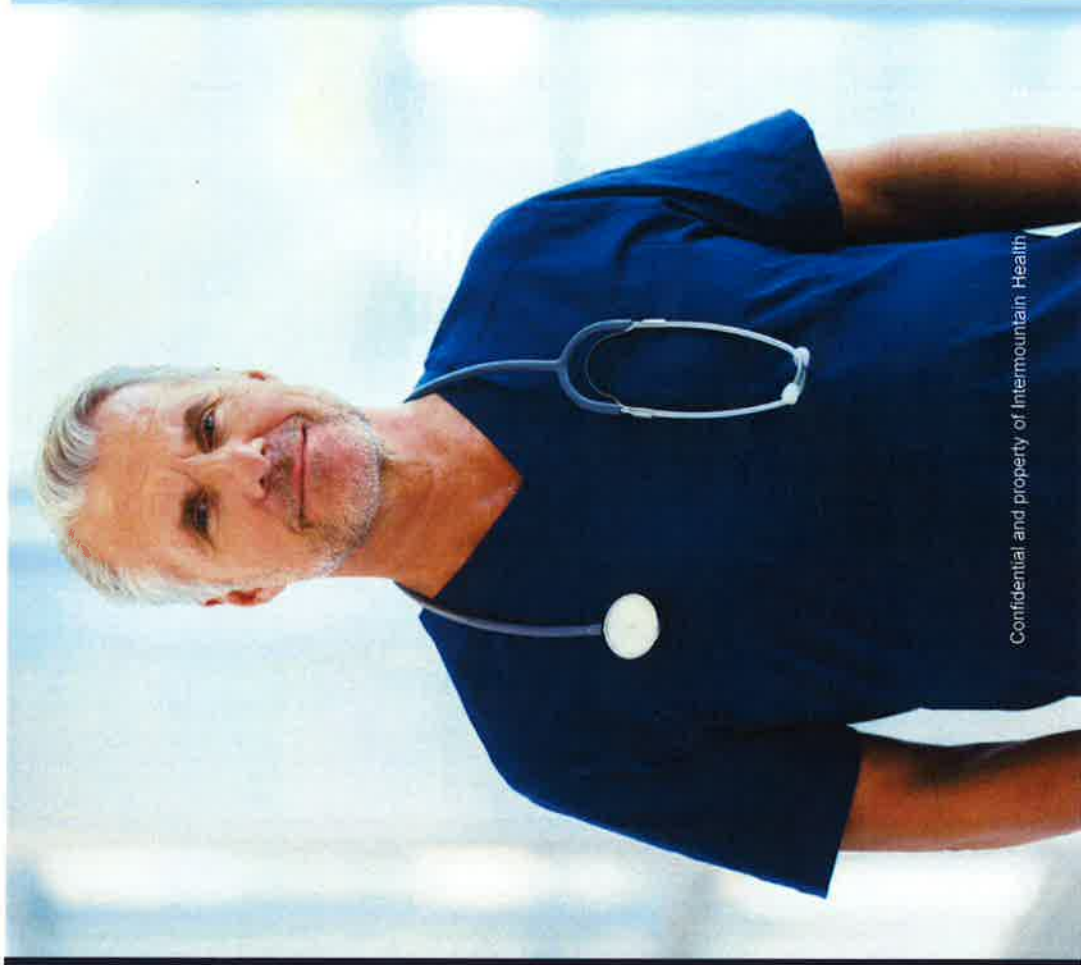
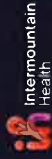


Our Intermountain Health Mission

Helping People Live the Healthiest Lives Possible®

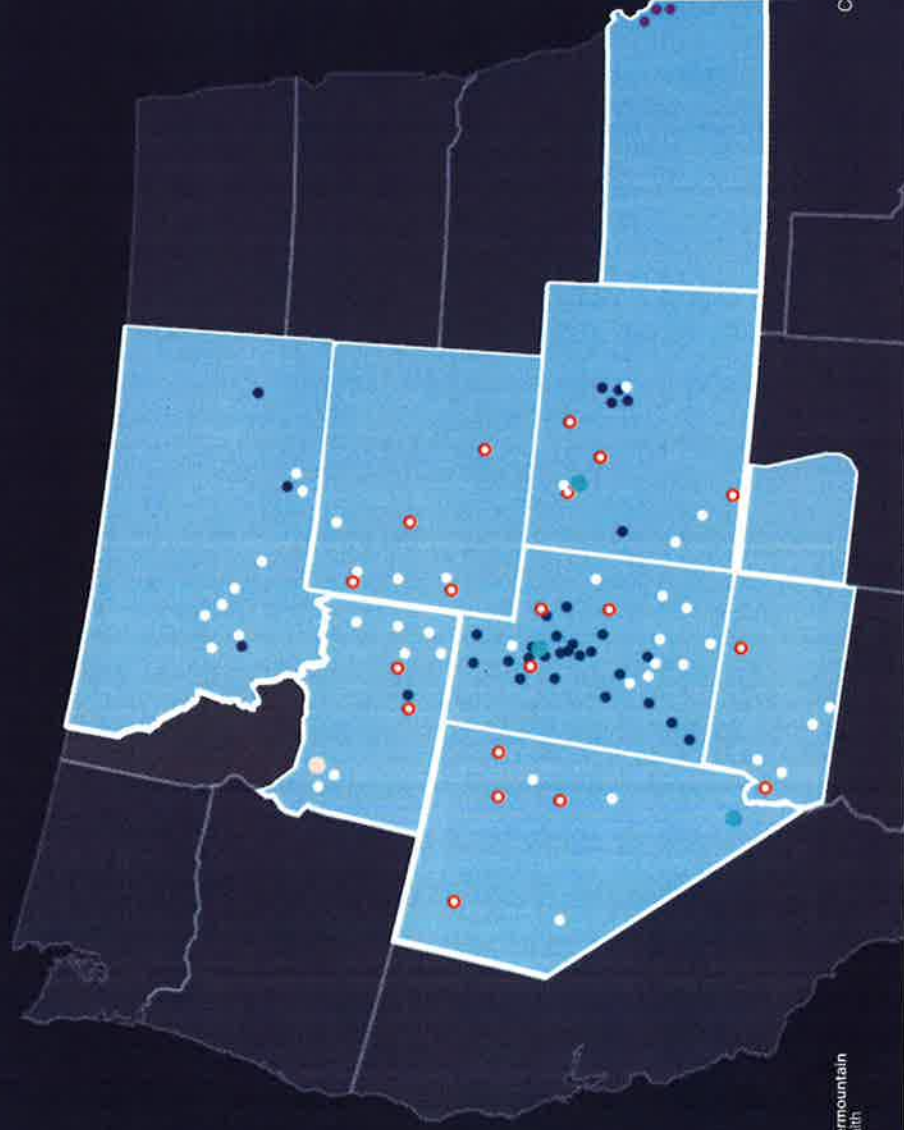
Mission for our Catholic entities:

“We reveal and foster God’s healing love by improving the health of the people and communities we serve, especially those who are poor and vulnerable.”



Confidential and property of Intermountain Health

Intermountain Health's Current Footprint



- Hospitals
- Region HQ
- Saltzer Health
- Affiliate/Outreach Partnerships
- Classic Air Medical Bases
- Kansas Community Clinics

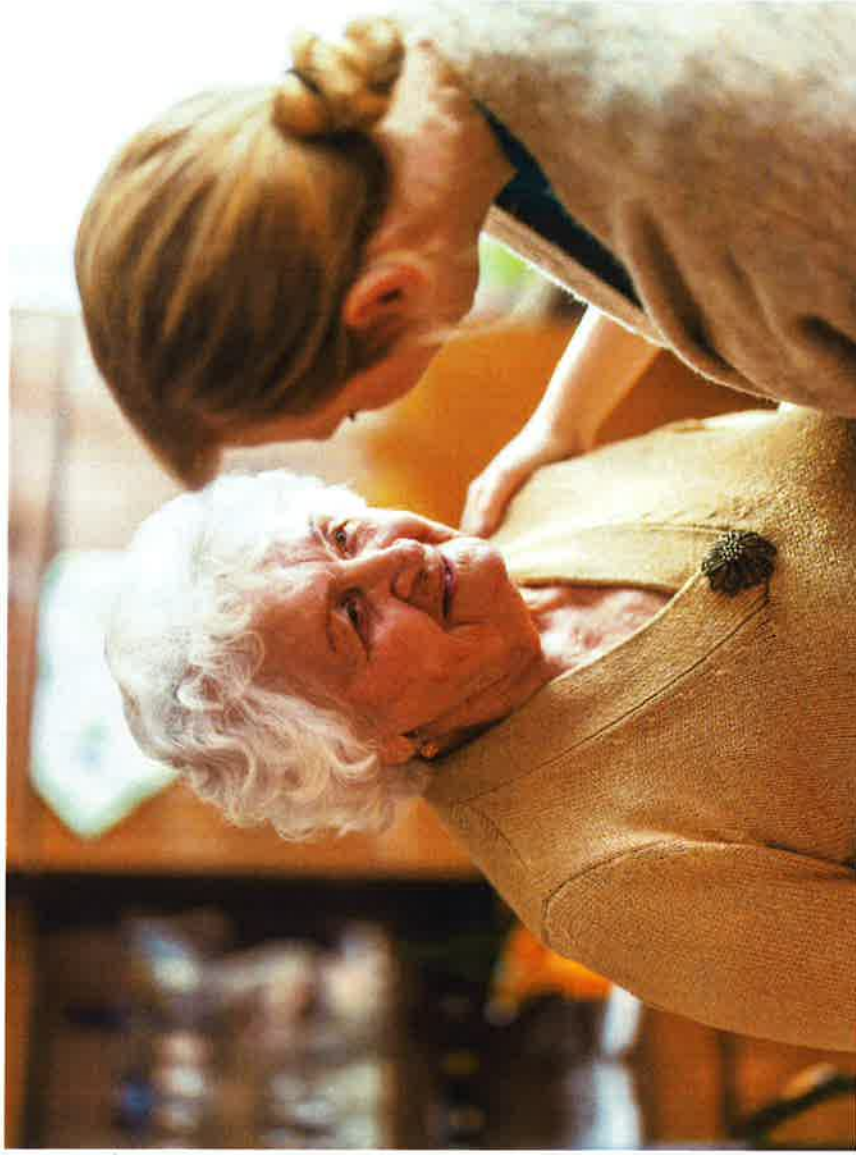
Our Bold Ambition: Be the Model System

Keep people healthier for less
while delivering the best and
most caring experience.



NOT-FOR- PROFIT

We help meet the diverse healthcare needs of our communities by providing excellent care at the lowest appropriate cost, regardless of the patient's ability to pay.



Intermountain by the Numbers



7 Primary States¹
(UT, NV, ID, CO, MT, KS, WY)



33 Hospitals
Including 1
Virtual Hospital



**1,049,000
SelectHealth
Members**



**60,000+
Caregivers**



**\$13.9 billion²
Total Revenue**



**4,800
Licensed Beds**



**385
Clinics**



**3,900 Employed
Physicians & APPs**



Intermountain
Health

¹ Intermountain also provides air medical transport services in other states through Classic Air Medical
² Revenue for the year ended December 31, 2021

Confidential and property of Intermountain Health

For times when you're expecting...

... And for times when you're not.





Open Table: Let's Talk

Hospitals as Community Anchors

Bear River Valley Hospital
2022 Stats



140+

Caregivers



16

Licensed Beds

1



Popular Cafe



10+

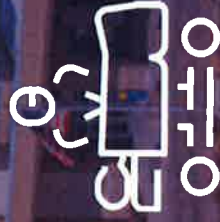
Medical Specialties

Bear River Valley Hospital 2022 Highlights



121

Babies
Delivered



913

Surgeries
Performed



7,093

Emergency
Room Visits



Bear River Valley Hospital

2022 Gift to the Community

Charity Care Cases: 1,236



**Value-Adjusted
Charity Care
\$922,118**



**Community
Benefit
\$14,784,947**



**Total Gift to the
Community
\$15,707,065**



**Capital
Improvements
\$1,180,727**



**Uncollected
Bad Debt
\$1,274,933**

Additional Gifts to the Community

To Improve Health & Improve Healthcare Access

\$17,498

Community
Service &
Education

\$182,711

Clinics Serving
Underserved
Populations

\$31,000

Health
Professional
Education

\$15,092

Volunteer
Service



Open Table: Let's Talk

Box Elder County's Community Health Needs

Health Department, local health experts, and public health data revealed three priorities:

01

Improve Mental
Well-Being

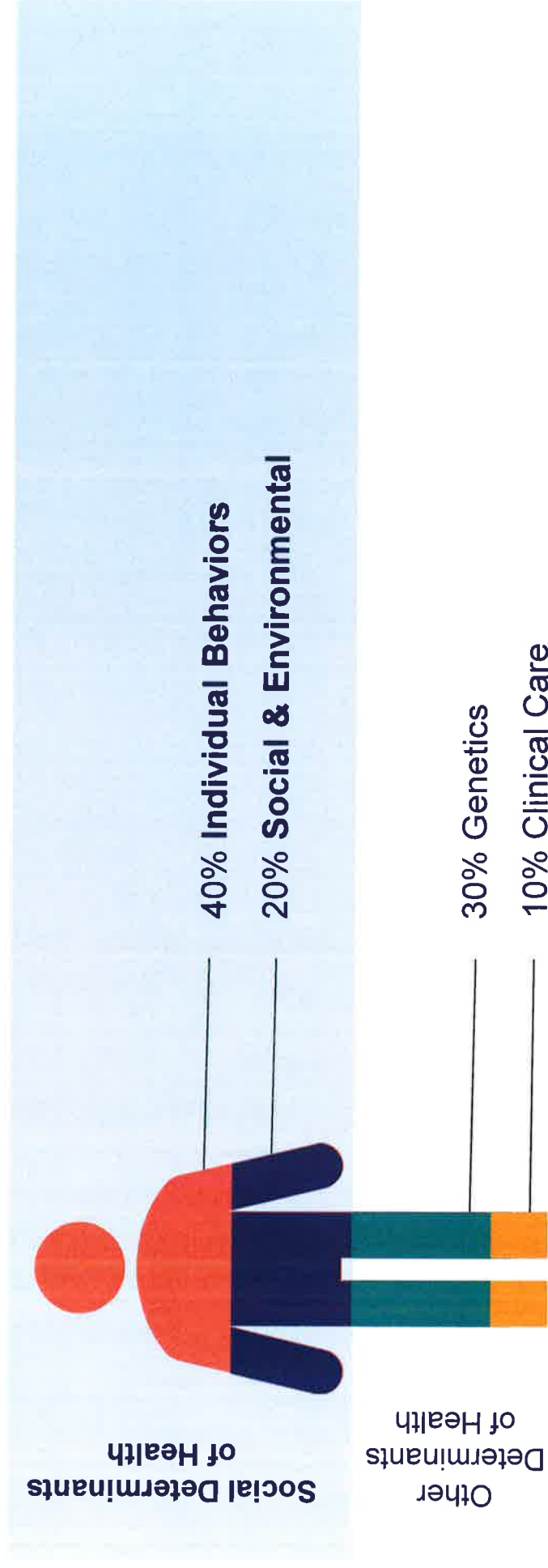
02

Improve Chronic &
Avoidable Health
Outcomes

03

Address & Invest in
Social Determinants
of Health

Factors that Impact Premature Death





Improve
Mental Well-Being



Improve Chronic and
Avoidable Health
Outcomes



Address and Invest in
Social Determinants
of Health

Drivers

Addressing adverse childhood experiences

Addressing social determinants

Improving access to timely, quality care

Influencing internal and public policy

Promoting protective beliefs and behaviors

Strengthening community infrastructure

Box Elder County Community Groups & Intermountain

**Non-Intermountain Clinics Receiving Funding in 2021:
Total Patient Visits: 8,690**

Clinica de
Buena Saud
Community
Health Center

Tremonton
Community
Health Center

GOVERNMENT REQUIREMENTS TO MAINTAIN NOT-FOR-PROFIT STATUS / PROPERTY TAX EXEMPTION

State Requirements

- Six standards
- County Board of Equalization conference
- Gift to the community
- Charity plan

Federal Requirements

- Community Health Needs Assessment
- Identification and management of priorities
- Hospital activities reported on Form 990, Schedule H
- \$50,000 excise tax per hospital if requirements not met

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION

Must establish that it promotes healthcare, provides financial assistance to the general public, dedicates its property to charitable purposes, and provides hospital care.

Organizes as a 501 (c) (3) and devotes all revenue & donations for hospital and healthcare purposes.

Zero net earnings or donations benefit individual shareholders or other individuals.

Admits and treats all people with zero discrimination, treats everyone regardless of ability to pay, offers financial assistance, and provides evidence of the open access.

Governing board is broad and diverse, confers with county board of equalization at least annually, and maintains an active charity plan.

Must establish that the total gift to the community is more than the tax liability.

Use administration and central resources in ways that enhance and improve the governing hospital's mission.

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION

1. A hospital must establish that it is organized on a not-for-profit basis to:
 - Promote healthcare
 - Provide health-related assistance to the general public
 - Dedicated its property to charitable purposes
 - Provide hospital care

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

1. A hospital must establish that it is organized on a not-for-profit basis to:
 - Intermountain Healthcare is a 501 (c)(3) organization
 - The volunteer hospital trustees operate the hospital on a not-for-profit basis to promote healthcare and devote all revenue and donations to or for hospital and healthcare purposes.

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

2. None of the institution's net earnings and no donations made to it inures to the benefit of private shareholders or other individuals.

 - No earnings or donations at Bear River Valley Regional Valley Hospital inures to the benefit of private shareholders or other individuals.

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

3. The institution must establish:

- That it admits and treats the public without regard to race, religion or gender
- That hospital service is based on clinical judgment of physician and not on a patient's ability to pay
- That indigent persons who, in the judgment of a physician, require services generally available at the hospital receive those services for no charge or reduced charge in accordance with an indigent person's ability to pay
- The institution must provide evidence of how it informs the public of its open access policy and services for the indigent

EXAMPLES OF OPEN ACCESS

The following language appears at Bear River Valley Hospital registration desks, and each statement is sent to patients in English and Spanish:

“At Intermountain Healthcare, we believe medically necessary health care services should be accessible to residents in the communities we serve regardless of ability to pay. If you don’t have insurance or if you need help in paying for care, ask to speak with one of our Eligibility Counselors about Intermountain Healthcare’s Financial Assistance Program. Financial assistance is available for qualifying patients.”



Financial Assistance for Intermountain Patients

At Intermountain Healthcare, we believe medically necessary health care services should be accessible to residents in the communities we serve regardless of ability to pay. If you don't have insurance or if you need help in paying for care, ask to speak with one of our Eligibility Counselors about Intermountain Healthcare's Financial Assistance Program. Financial assistance is available for qualifying patients.

Asistencia Financiera

En Intermountain Healthcare, creemos que todos los residentes de las comunidades a las que servimos deben tener acceso a los servicios de salud necesarios, independientemente de la capacidad de pago. Si no posee un seguro o si necesita ayuda para pagar por los servicios recibidos, solicite hablar con un Consejero Financiero acerca del Programa de Asistencia Financiera que ofrece Intermountain Healthcare. La asistencia financiera se encuentra disponible para aquellos pacientes que cumplan con los requisitos.



NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

4. The institution must establish that policies integrate and reflect the public interest.
 - Governing board has broad-based members representing the community it serves
 - Confers annually with county board of equalization concerning community's clinical hospital needs that can be addressed by the hospital
 - Establishes and maintains a “charity plan”

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

5. The institution must establish that its total gift to the community exceeds its property tax liability for that year.

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

6. Satellite healthcare facilities and centralized support facilities are entitled to tax exemption if it is shown that facilities enhance and improve the governing hospital's mission.

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION

Must establish that it promotes healthcare, provides financial assistance to the general public, dedicates its property to charitable purposes, and provides hospital care.

Organizes as a 501 (c) (3) and devotes all revenue & donations for hospital and healthcare purposes.

Zero net earnings or donations benefit individual shareholders or other individuals.

Admits and treats all people with zero discrimination, treats everyone regardless of ability to pay, offers financial assistance, and provides evidence of the open access.

Governing board is broad and diverse, confers with county board of equalization at least annually, and maintains an active charity plan.

Must establish that the total gift to the community is more than the tax liability.

Use administration and central resources in ways that enhance and improve the governing hospital's mission.



Open Table: Let's Talk

RESOLUTION 23-12

RESOLUTION OF THE BOX ELDER COUNTY COMMISSION TO RENEW THE LEASE AGREEMENT WITH BRIGHAM CITY FOR THE STORAGE OF TOURISM AND RECREATION EQUIPMENT

WHEREAS, the Parties are each involved in promoting the tourism of Box Elder County and Brigham City; and

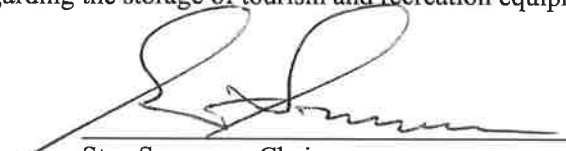
WHEREAS, Box Elder County constructed a storage facility utilizing tourism tax funds for the purpose of storing tourism and recreation equipment; and

WHEREAS, Brigham City, in consideration, provides the utility services, including water, electricity, and storm drainage to the building; and

WHEREAS, in order to support the promotion of tourism within Box Elder County, the Parties have agreed to share the utilization of the storage building through a formal lease as found in, Agreement 23-79, Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the County Legislative Body of Box Elder County, State of Utah, with 3 members present and 3 members voting to approve the Interlocal Agreement between Box Elder County and Brigham City, regarding the storage of tourism and recreation equipment.

DATED this 18th day of October, 2023.


Stan Summers, Chairman

ATTEST:

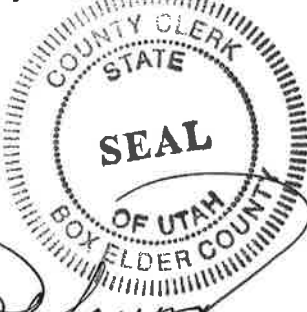
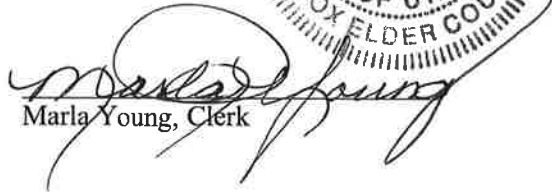


Marla Young, Clerk

EXHIBIT A

Box Elder County Agreement 23-79

25

**INTERLOCAL AGREEMENT BETWEEN
BOX ELDER COUNTY AND BRIGHAM CITY, REGARDING THE
STORAGE OF TOURISM AND RECREATION EQUIPMENT**

THIS INTER-LOCAL AGREEMENT, hereinafter referred to as "**Agreement**", made and entered into this 18th day of October 2023 by and between **Brigham City** (hereinafter referred to as the City) and **Box Elder County** (hereinafter referred to as the County).

1. PREMISES. The County hereby agrees to lease to the City, 2500 square feet of space located at 250 South 1400 West, Brigham City, Utah, for storage of certain items and equipment directly related to tourism and recreation events that are in accordance with state law. The County has agreed to lease this space to the City for their use during the time that this Agreement is in effect.

2. TERM. This Agreement will become effective upon the date that the County and City signs this Agreement and each party adopts a resolution to that effect which is contemplated to be August of 2023. Each party shall file this Agreement with their respective "Keeper of Records" after it has been signed by both parties. The Agreement will be in effect for a period of twenty (20) years commencing the first of September 2023 and ending on the last day of August 2043.

3. TERMINATION. This Agreement may be terminated at any time by either of the parties for any reason upon 30 days written notice to the other party.

4. RENT. The City shall provide culinary water, water for fire protection, power to the site, and site storm water drainage as rent for their portion of the premises.

5. REPAIRS AND MAINTENANCE. The premises shall be maintained in good condition, subject to reasonable wear and tear. Each party will maintain that area of the premises which they occupy.

6. INSURANCE. Each party shall be responsible to insure its personal property upon the premises.

7. USE; ALTERATIONS. The premises shall be used and occupied by the City for storage space and for no other purpose without the prior written consent of the County.

A. No hazardous material(s) such as solvents, explosives, or other corrosive materials are allowed to be housed in the facility or on the premises.

B. The list in the above subsection "A" is understood by the parties to not be an exclusive list and does include any item which would cause damage to the building, premises, or property of the County.

8. ENTRY BY THE COUNTY. The County reserves the right to enter the premises to inspect the same.

9. INDEMNITY. The City shall indemnify and hold harmless the County from and against any and all claims arising from the City's use of the premises or the conduct of its business or from any activity, work, or thing done, permitted or suffered by the City in or about the premises, and shall further indemnify and hold the County harmless from and against any and all claims arising from and breach or default by the City in the performance of its obligations hereunder.

10. DAMAGE AND DESTRUCTION. In the event of the partial destruction of the premises of the building of which the premises is a part, this Agreement shall terminate unless both parties agree in writing otherwise.

11. ASSIGNMENTS AND SUBLETTING. The City shall not assign, transfer, mortgage, pledge, hypothecate or encumber this Agreement or any interest therein, and shall not sublet the premises or any part thereof under any circumstances.

12. RENEWAL. This Agreement may be renewed by the City for two (2) successive terms of five years, at the City's options, by giving the County written notice thereof within 30 days prior to the expiration of the expiration of the current term. If the City renews the Agreement, except as both parties may specifically agree in writing, the terms, rental, and other conditions shall remain the same for each successive term. If the City chooses to renew this Agreement after the initial twenty (20) year period, this Agreement will end immediately on the last date of the twenty (20) year period and the premises will return to the sole control of the County. The City shall return all keys and other items related to the building or the County by this date.

13. ACCESS TO PROPERTY. There is a locked gate located on 1400 West approximately 150 feet south of Forest Street which blocks public access to the property discussed in this Agreement. The City shall install their own lock within the chain that locks this gate to provide access to the City to the gate and the above property. The City's lock shall remain as long as this Agreement is in effect.

14. ENTIRE AGREEMENT. This Agreement along with any exhibits and riders hereto, constitutes the entire Agreement between the City and the County relative to the premises. This Agreement may be altered, amended, or revoked only by an instrument in writing signed by both the City and County. The City and County agree that all prior or contemporaneous oral agreements between and among themselves and their agents or representatives relative to the leasing of the premises are merged in or revoked by this Agreement.

15. CHOICE OF LAW. This Agreement shall be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have caused these present to be executed this 18th day of October, 2023.

BRIGHAM CITY CORPORATION

BOX ELDER COUNTY

By: 

Mayor,
Brigham City Corporation

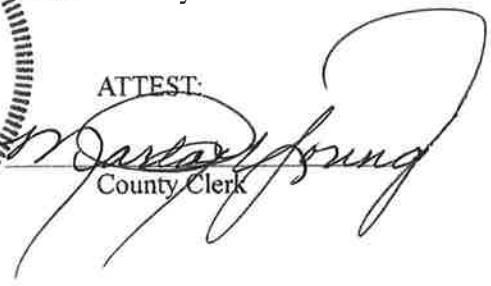
By: Utan Summers

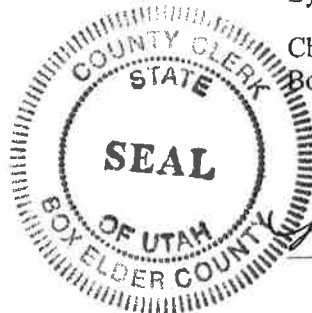
Chair,
Board of County Commissioners

ATTEST:


City Recorder

ATTEST:


County Clerk





CITY ATTORNEY
LEGAL DOCUMENT REVIEW

Document Name: Interlocal Agreement Between Box Elder County and Brigham City regarding the Storage of Tourism and Recreation Equipment

Name of Person Requesting Legal Review: Tyler Pugsley

Date Sent: 7/31/23 Review Date Deadline: 8/1/23

Reviewed by Attorney: *Tyler Pugsley* Date: 8/1/23
☐ Reviewed and acceptable as submitted
☐ See suggested changes

Returned to: _____ Date: _____

☐ Accepted as Received

Submitted to Mayor's Office By: _____ Date: _____

Reviewed by Mayor's Office: *Derek Oyler*
Derek Oyler, City Administrator





Boyd Bingham ☐ Stan Summers ☐ Lee Perry

COUNTY COMMISSIONERS

September 25, 2023

ATTN: Strategic Investments

A division of Utah Department of Transportation, NEVI Project Team

I am writing to express Box Elder County's support of Miller's Travel Center plan to deploy electric vehicle charging stations, in compliance with NEVI program standards. Miller's Travel Center is a long-standing member of the business community here within Box Elder County. Strategically located between the major interstate travel corridors of I-84 & I-15 - Miller's Travel Centers are convenient destinations with a vast selection of amenities for locals and tourists alike to stop at as they travel the North-South interstates of Utah.

Box Elder County is the 4th largest county by land mass and Utah's gateway County north - we need expanded charging infrastructure to support the traveling tourist and native Utahns as they explore our great State and County. Miller's Travel Center's are ideally located between the I-84 & I-15 junction that ideally supports the traveling along the eastern corridor on I-15 & the western corridor on I-84. Box Elder County has long been a destination to rest and recreate and the addition of electrical vehicle chargers at Miller's Travel Center would be an incredible asset for the County.

Sincerely,

Handwritten signature of Stan Summers in black ink.

Stan Summers, Chair
Box Elder County Commission

Handwritten signature of Boyd Bingham in black ink.

Boyd Bingham
Commissioner

Handwritten signature of Lee Perry in black ink.

Lee Perry
Commissioner



Boyd Bingham ☐ Stan Summers ☐ Lee Perry

COUNTY COMMISSIONERS

September 25, 2023

ATTN: Strategic Investments

A division of Utah Department of Transportation, NEVI Project Team

I am writing to express Box Elder County's support of Fast Stop's plan to deploy electric vehicle charging stations, in compliance with NEVI program standards. Fast Stop is a Utah-Owned family business who has been serving travelers in Snowville for some time. Strategically located off Exit 7 along I-84 - Fast Stop Snowville is conveniently located to offer electric vehicle charging & its amenities to locals and tourists alike as they travel along I-84.

Box Elder County is the 4th largest county by land mass and Utah's gateway County to the north - we need expanded charging infrastructure to support the traveling tourist and native Utahns as they explore our great State and County. Fast Stop's Snowville location is ideally located along the I-84 corridor servicing travel coming and going to western Idaho & beyond. Box Elder County has long been a destination to rest and recreate and the addition of electric vehicle chargers at Fast Stop's Snowville location would be an incredible asset for the County.

Sincerely,

Handwritten signature of Stan Summers in black ink.

Stan Summers, Chair
Box Elder County Commission

Handwritten signature of Boyd Bingham in black ink.

Boyd Bingham
Commissioner

Handwritten signature of Lee Perry in black ink.

Lee Perry
Commissioner

ORDINANCE NO. 587

AN ORDINANCE OF BOX ELDER COUNTY AMENDING TEXT IN SECTION 5-1-360, ANNEXATION POLICY, SECTION 1-3-040, DEFINITIONS, AND SECTION 3-2-070, REGULATIONS FOR SPECIFIC USES OF THE BOX ELDER COUNTY LAND USE MANAGEMENT & DEVELOPMENT CODE.

WHEREAS, a proposal has been made to amend text in section 5-1-360, annexation policy, section 1-3-040, definitions, and section 3-2-070, regulations for specific uses in the Box Elder County Land Use Management & Development Code; 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 notice of the public hearing by mailing notice to each affected entity at least 10 calendar days before the public hearing, and by posting it on the County's official website; and by publishing it on the Utah Public Notice Website at least 10 calendar days before the public hearing; and

WHEREAS, the Box Elder County Planning Commission, after appropriate notice, held a public hearing on September 21, 2023 to allow the general public to comment on this proposed text amendment; and

WHEREAS, after providing for public comment from the general public, the Box Elder County Planning Commission has found and determined that the proposed text amendment 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 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 text as has been requested; and

WHEREAS, the Box Elder County Commission, after appropriate notice, held a public meeting on October 18, 2023, 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 text as set forth in Exhibit B 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;

NOW THEREFORE, the County legislative body of Box Elder County ordains as follows:

SECTION 1: Ordinance Text Amendment. The text amendment to section 5-1-360, annexation policy, section 1-3-040, definitions, and section 3-2-070, regulations for specific uses in the Box Elder County Land Use Management & Development Code is hereby amended to read in its entirety as set forth in Exhibit A.

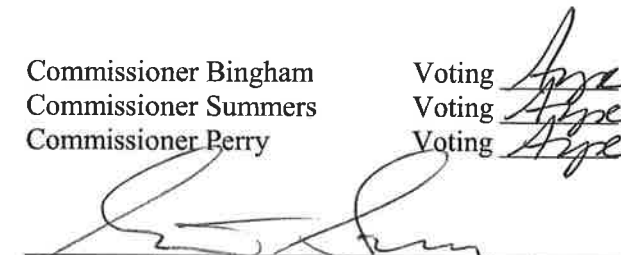
SECTION 2: Effective Date. This ordinance shall become effective fifteen (15) days after its passage.

PASSED, ADOPTED AND A SYNOPSIS ORDERED PUBLISHED this 18th day of October, 2023, by the Board of County Commissioners of Box Elder County, Utah,




Commissioner Bingham
Commissioner Summers
Commissioner Perry

Voting Yes
Voting Yes
Voting Yes


Box Elder County Commission Chair

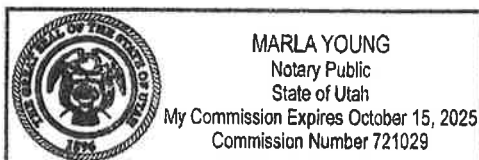
Attest:


Marla Young
Box Elder County Clerk

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

On this 18th day of October, 2023, personally appeared before me, the undersigned notary public, Stan Summers, 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: Oct 25, 2025





Notary Public

EXHIBIT A

5-1-360 Annexation Policy

The Box Elder County Commission, Planning Commission, or Community Development Office shall not take action on any proposed Land Use Application or Legislative Application within unincorporated Box Elder County (except building permits that are not using municipal utilities) if the Land Use Application or Legislative Application 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, improvement, or building lot will be using any utility provided by a municipality.

If the proposed Land Use Application or Legislative Application 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 to the Community Development office from the municipality(s) showing the municipality's rejection of an annexation petition. After such documentation is received, the Land Use Application or Legislative Application may move forward.

Any Land Use Application or Legislative Application using a municipality's utilities cannot have a higher density than that allowed by the municipality providing the utilities.

All applications shall be subject to the time limits set forth in Section 2-2-040(K), Substantial Action Required and Section 2-2-040(L), Expiration of Application of the Box Elder County Land Use Management & Development Code.

1-3-040 Definitions

Legislative Application: An application for enacting, amending, or repealing a land use regulation.

3-2-070 Regulations for Specific Uses

[illegible]

EXHIBIT B

5-1-360 Annexation Policy

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

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

If the proposed Land Use Application or Legislative Application 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 to the Community Development office from the municipality(s) showing the municipality's rejection of an annexation petition. After such documentation is received, the Land Use Application or Legislative Application may move forward.

Any Land Use Application or Legislative Application using a municipality's utilities cannot have a higher density than that allowed by the municipality providing the utilities.

All applications shall be subject to the time limits set forth in Section 2-2-040(K), Substantial Action Required and Section 2-2-040(L), Expiration of Application of the Box Elder County Land Use Management & Development Code.

1-3-040 Definitions

~~Home Business: A business that manufactures or provides a service for agricultural and residential uses with fewer than 10 employees and that is incidental and secondary to the use of the structure or dwelling for residential purposes and does not change the current character of the dwelling or neighborhood.~~

Legislative Application: An application for enacting, amending, or repealing a land use regulation.

3-2-070 Regulations for Specific Uses

[illegible]

ORDINANCE NO. 588

AN ORDINANCE OF BOX ELDER COUNTY ADDING SECTION 5-1-370, MULTIPLE FAMILY DWELLINGS, AND AMENDING SECTION 3-2-070-7, DWELLINGS IN MULTIPLE USE, AGRICULTURAL, RURAL RESIDENTIAL ZONING DISTRICTS, SECTION 5-1-070, REGULATIONS APPLICABLE TO ALL ZONES, EVERY DWELLING TO BE ON A LOT – EXCEPTIONS, AND SECTION 5-1-080, REGULATIONS APPLICABLE TO ALL ZONES, LOT STANDARDS AND STREET FRONTAGE OF THE BOX ELDER COUNTY LAND USE MANAGEMENT & DEVELOPMENT CODE.

WHEREAS, a proposal has been made to add Section 5-1-370, Multiple Family Dwellings, and amending Section 3-2-070-7, Dwellings in Multiple Use, Agricultural, Rural Residential Zoning Districts, Section 5-1-070, Regulations Applicable to all zones, every dwelling to be on a lot – exceptions, and section 5-1-080, regulations applicable to All Zones, Lot Standards and Street Frontage in the Box Elder County Land Use Management & Development Code; 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 notice of the public hearing by mailing notice to each affected entity at least 10 calendar days before the public hearing, and by posting it on the County's official website; and by publishing it on the Utah Public Notice Website at least 10 calendar days before the public hearing; and

WHEREAS, the Box Elder County Planning Commission, after appropriate notice, held a public hearing on September 21, 2023 to allow the general public to comment on this proposed text amendment; and

WHEREAS, after providing for public comment from the general public, the Box Elder County Planning Commission has found and determined that the proposed text amendment 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 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 text as has been requested; and

WHEREAS, the Box Elder County Commission, after appropriate notice, held a public meeting on October 18, 2023, 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 text as set forth in Exhibit B 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;

NOW THEREFORE, the County legislative body of Box Elder County ordains as follows:

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



Commissioner Bingham Voting Aye
 Commissioner Summers Voting Aye
 Commissioner Perry Voting Aye



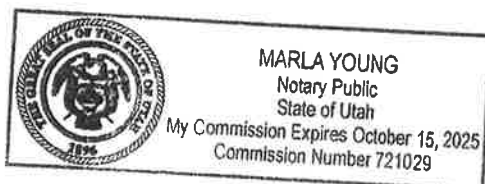
 Box Elder County Commission Chair

Marla Young
Box Elder County Clerk

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

On this 18th day of October, 2023, personally appeared before me, the undersigned notary public, Stan Sumner 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: Oct. 25, 2028



Notary Public

EXHIBIT A

5-1-370. Multiple Family Dwellings.

Multiple family dwellings as defined in Chapter 1-3 are not allowed in unincorporated Box Elder County.

3-2-070-7 Multiple Use, Agricultural, Rural Residential Zoning Districts – Dwellings.

3-2-070-7	DWELLINGS									
3-2-070-7.1	Single-Family dwelling	P	P	P	P	P	P	P	P	P
3-2-070-7.2	Residential facilities for elderly persons and persons with a disability	C	C	C	C	C	C	C	C	C
3-2-070-7.3	Accessory Dwelling Unit (Ord. 376, 11-6-13)	C	C	C	C	C	C	C	C	C
3-2-070-7.4	Internal Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P
		MU 160	MU 80	MU 40	A 20	A 1/2	RR 10	RR 5	RR 2	RR 1

5-1-070. Lot Standards and Street Frontage.

Except as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way, before a building permit may be issued. In un-zoned areas the regulations shall be:

5-1-080. Every Dwelling to be on a Lot – Exceptions.

Every dwelling structure shall be located and maintained on a separate lot having no less than the minimum area, width, depth and frontage required by this Code for the district in which the dwelling structure is located, except that farm or ranch dwellings, group dwellings, and other multi-structure dwelling complexes under single ownership and management, which are permitted by this Code and have approval from the Planning Commission, may occupy a single lot.

EXHIBIT B

5-1-370. Multiple Family Dwellings.

Multiple family dwellings as defined in Chapter 1-3 are not allowed in unincorporated Box Elder County.

3-2-070-7 Multiple Use, Agricultural, Rural Residential Zoning Districts – Dwellings.

3-2-070-7	DWELLINGS									
3-2-070-7.1	Single-Family dwelling	P	P	P	P	P	P	P	P	P
3-2-070-7.2	Two-Family dwelling	P	P	P	P	-	-	-	P	-
3-2-070-7.3	Three-Family dwelling	P	P	P	P	-	-	-	-	-
3-2-070-7.42	Residential facilities for elderly persons and persons with a disability	C	C	C	C	C	C	C	C	C
3-2-070-7.53	Accessory Dwelling Unit (Ord. 376, 11-6-13)	C	C	C	C	C	C	C	C	C
3-2-070-7.64	Internal Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P
		MU 160	MU 80	MU 40	A 20	A 1/2	RR 10	RR 5	RR 2	RR 1

5-1-070. Lot Standards and Street Frontage.

~~Except for planned unit developments, condominiums, and~~ as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way, before a building permit may be issued. In un-zoned areas the regulations shall be:

5-1-080. Every Dwelling to be on a Lot – Exceptions.

Every dwelling structure shall be located and maintained on a separate lot having no less than the minimum area, width, depth and frontage required by this Code for the district in which the dwelling structure is located, except that farm or ranch dwellings, group dwellings, ~~condominiums,~~ and other multi-structure dwelling complexes under single ownership and management, which are permitted by this Code and have approval from the Planning Commission, may occupy a single lot.