

BOX ELDER COUNTY PLANNING COMMISSION MINUTES NOVEMBER 18, 2010

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 constituting a quorum:

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| Richard Day | Chairman/ Excused | <i>the following Staff was present:</i> | |
| Chad Munns | Vice Chairman/ Excused | | |
| Desiray Larsen | Member | Kevin Hamilton | Director |
| David Tea | Member/ Excused | Elizabeth Ryan | Ex. Secretary |
| Jay Hardy | Member | Scott Lyons | Planner |
| Jay Christensen | Member | Steve Hadfield | Co. Attorney |
| Laurie Munns | Member | | |

As both the **Chairman, Richard Day**, and **Vice Chairman, Chad Munns** were absent from this meeting a Motion was made by **Commissioner Jay Hardy** to appoint **Commissioner Desiray Larsen** as acting Chairperson for this meeting. Motion was seconded by **Commissioner Laurie Munns** and passed unanimously.

Acting Chairperson Desiray Larsen called the Planning Commission meeting to order at 7:06p.m. The Minutes of the October 21, 2010 meeting were made available to the Planning Commissioners prior to this meeting and upon review a Motion was made by **Commissioner Laurie Munns** to accept the Minutes as written; seconded by **Commissioner Jay Christensen** and passed unanimously.

The following citizens were present:

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|-----------------------------|------------------------------------|
| Larry Thatcher/Tremonton | Delila Thatcher/Tremonton |
| Sharla Richardson/Tremonton | Jason Holmes/P & G/Bear River City |
| John McKay/Bear River City | Thomas Dorsch/Bear River City |

PUBLIC HEARINGS

Acting Chairperson Desiray Larsen called for the public hearings on the agenda by informing those in attendance that each item would be handled separately, and that the time for the hearings was to allow the public the opportunity to voice any concerns and the Commissioners would listen to the comments and concerns, but this was not a questions/answer time.

THATCHER SUBDIVISION AMENDED; SS10-012, LOCATED AT APPROXIMATELY 8240 & 8260 NORTH 11600 WEST IN THE THATCHER AREA OF BOX ELDER COUNTY.

County Planner Scott Lyons informed the Commissioners that this petitioner was requesting an amendment to an existing subdivision located in the Thatcher area where it is currently unzoned. The amendment includes the adjustment of the current lot lines and the recording of two easements on the property. The public hearing was opened and no comments were received. A motion was made by Commissioner Jay Hardy to close the hearing, seconded by Commissioner Laurie Munns and passed unanimously.

PROCTER & GAMBLE, CUP10-017, (PARCEL 04-065-0008) LOCATED AT APPROXIMATELY 5000 NORTH IOWA STRING ROAD NORTHWEST OF CORINNE; DEVELOPMENT FOR VARIOUS COMMERCIAL, INDUSTRIAL AND MANUFACTURING USES.

County Planner Scott Lyons informed the Commissioners that Procter & Gamble is requesting a conditional use permit to surcharge a portion of property located at the site (5000 North Iowa String Road). The property is located in an M-G, General Industrial District, and this surcharge is necessary to prepare the softer soils of the ground, for the expansion of the manufacturing plant sometime in the future. The public hearing was opened and no comments were received. A motion was made by Commissioner Laurie Munns to close the hearing, seconded by Commissioner Jay Christensen and was unanimous.

UNFINISHED BUSINESS --NONE

NEW BUSINESS

THATCHER SUBDIVISION AMENDED; SS10-012, LOCATED AT APPROXIMATELY 8240 & 8260 NORTH 11600 WEST IN THE THATCHER AREA OF BOX ELDER COUNTY.

County Planner Scott Lyons reviewed the changes that would occur with this amendment to the subdivision in regards to the easements and property line adjustments. The necessary County agencies have reviewed the plans and the road department did not have any concerns with the plans. Compliance with Utah Code 17-27a-608 (vacating or amending a subdivision plat) and acquiring all of the necessary signatures of the property owners has been met. Based on the findings, it was recommended that approval be given to this amendment to the Thatcher Subdivision. Commissioner Jay Hardy asked for some clarification regarding the canal running along the back of this property and was informed that it was an irrigation ditch and not a canal. There are adequate easements to access this irrigation ditch by the adjoining property owner.

MOTION: A Motion was made by Commissioner Jay Christensen to approve the Thatcher Subdivision Amendment with the conditions as outlined by Staff. Motion seconded by Commissioner Jay Hardy and passed unanimously.

Conditions of Approval:

1. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.

2. Compliance with Utah code 17-27a-608; vacating or amending a subdivision plat.
3. Compliance with requirements of the Box Elder County Road Department.
4. Compliance with all current fire codes.

PROCTER & GAMBLE, CUP10-017, (PARCEL 04-065-0008) LOCATED AT APPROXIMATELY 5000 NORTH IOWA STRING ROAD NORTHWEST OF CORINNE; DEVELOPMENT FOR VARIOUS COMMERCIAL, INDUSTRIAL AND MANUFACTURING USES.

County Planner Scott Lyons told the Commissioners that based on the information given during the public hearing it was recommended that the surcharge conditional use permit be granted with conditions as outlined in the staff report. The haul limit was not to exceed twenty-five (25) truck loads per hour and a bond of \$500,000 was to be established to cover any damages that may occur to the road during this process. Commissioner Laurie Munns asked the petitioner(s) what the haul route would be, if it would be coming out of the Honeyville area or Brigham City. Tom Dorsch, project manager, informed the Commissioners that there are three contractors bidding for this work and the route will be determined by the contractor which is chosen for the project. After that bid is secured, the actual haul route will be reviewed by road supervisor, Bill Gilson. A map showing the potential locations for the gravel sites was shown to the Commissionersⁱ. Commissioner Jay Hardy suggested that once the haul route is chosen, a representative from P&G along with Bill Gilson travel that route to see if there is any existing damage and [possibly] have pictures taken for future reference if damage should occur. The amount of \$500,000 was reached with discussion between P&G and the County Road Supervisor (Bill Gilson), along with the 25 trucks per hour along the route. Mr. Dorsch said that this footprint is smaller than that of the original site for the [main] P&G plant and time is not as critical; the soils will not have to be wicked for this phase. The surface area is approximately 12 acres and about 40% of materials will be brought in with the additional gravel, etc., already on the site from the previous surcharging. Commissioner Desiray Larsen asked if this CUP would expire since this process would take several years and was informed that this CUP would run with the land and not fall under the same timeline restrictions as a CUP for commencing building or work on a project.

MOTION: A Motion was made by Commissioner Laurie Munns to grant approval for the Procter & Gamble Conditional Use Permit with the conditions as outlined by Staff. Motion was seconded by Commissioner Jay Hardy and passed unanimously.

Conditions of Approval:

1. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
2. Compliance with Article 2-2-100, Conditional Use permit, of the BECLUM&DC
3. Compliance with the requirements of the County Engineer, Fire Marshall, and Road Supervisor.
4. Haul limit not to exceed twenty-five (25) trucks per hour.
5. Bond shall be purchased and provided to cover up to \$500,000 of damages to county roads along the approved haul route.

WORKING REPORTS

There was some discussion regarding the possibility of cancelling the December 16, 2010 meeting of the Planning Commission. Depending on the number of petitions that are received (by the deadline) and if there was the possibility of not having a quorum present, that decision would be considered if necessary. If it was necessary to cancel the meeting the Commissioners would be informed.

PUBLIC COMMENTS – NONE

A **Motion** was made to adjourn at 7:36 p.m., unanimous.

Passed and adopted in regular session this 20th day of January 2011.

Richard Day, Chairman
Box Elder County
Planning Commission

ⁱ Potential Haul Routes for Fill (Procter & Gamble)