

BOX ELDER COUNTY PLANNING COMMISSION MINUTES November 15, 2012

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:

the following Staff was present:

Chad Munns	Chairman	Kevin Hamilton	Director
Desiray Larsen	Vice Chairman	Steve Hadfield	Co. Attorney
Kevin McGaha	Member	Elizabeth Ryan	Ex. Secretary
Michael Udy	Member	Scott Lyons	Planner
Bonnie Robinson	Member		
Jay Christensen	Member/Excused		
Laurie Munns	Member		

The following citizens were present:

Dan Thomas/Portage	Todd Gibbs/Portage
Scott Morrell/Logan	JD Oldham/Kaysville
Scott Kent/Kaysville	Dan

The Minutes of the October 18, 2012 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 Bonnie Robinson** and passed unanimously.

PUBLIC HEARINGS

Chairman Chad Munns 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 that the Commissioners would listen to the comments and concerns, but this was not a questions/answer time.

SP12-004, SITE PLAN, GREAT BASIN INDUSTRIAL, STEEL FABRICATION BUILDING FOR TANKS AND OTHER STRUCTURES; LOCATED AT APPROXIMATELY 20800 NORTH 600 WEST IN THE PLYMOUTH AREA OF BOX ELDER COUNTY. (PROPERTY OWNED BY ROSS & BONNIE RUDD)

This applicant was requesting approval for the building of a steel fabrication facility to be located at approximately 20800 North 6000 West in the unincorporated Plymouth area of the County. This new facility would be used for fabricating large tanks and other supporting structures. **JD Oldham**, a part owner of Great Basin Industrial addressed the Planning Commissioner saying that there is currently a facility located in Tremonton which has reached its

capacity and they are looking to expand to this new area where there will be room for more growth. No other comments were received and the Hearing was closed with a Motion from Commissioner Desiray Larsen, seconded by Commissioner Laurie Munns and was unanimous.

UNFINISHED BUSINESS

DAN THOMAS, TODD GIBBS, ROAD VACATE; ROAD PASSING THROUGH SEC 17, T14N, R4W; TO CONTROL DAMAGES CAUSED BY TRESPASSING.

This petitioner's request had been tabled at the October 18, 2012 meeting in order for Staff to meet with the County Road Supervisor and others regarding some of the questions and concerns that was made at that meeting. Staff said that it was determined that the comments made regarding the pending litigation that could include this section of road did not have any bearing on this petition at this time. Also the road supervisor did not have any issues with the portion of road being vacated, but did feel that the County should not get involved in petitioning for the entire road [from Portage Town] to be included in this vacating process. Also any funds that the County receives for road maintenance should not have any influence on whether or not this petition is granted approval. Therefore, Staff recommended that the Planning Commission forward a recommendation to the County Commission to grant approval for this section of road to be vacated.

MOTION: A Motion was made by **Commissioner Kevin McGaha** to forward a recommendation from the Planning Commission to the County Commission to grant approval for the petition to vacate the county road west of the east section line of Section 17 T14N R4W in the Portage Canyon area of the County. Motion seconded by **Commissioner Bonnie Robinson** and passed unanimously. (The applicant(s) was to provide descriptions in a deeded right-of-way for all abutting owners who may receive any ownership of the vacated road.)

CRAIG GARN MINOR SUBDIVISION AMENDMENT, (BOX ELDER COUNTY) SS11-009, LOCATED AT APPROXIMATELY 16800 NORTH 4400 WEST IN THE FIELDING AREA OF BOX ELDER COUNTY. (FINAL APPROVAL)

This petition had been before the Planning Commission in November 2011 and was tabled at that time. Staff reported that there were still some issues being worked out and it would need to be tabled again until further notice.

MOTION: A Motion was made by **Commissioner Laurie Munns** to Table action of this petition; seconded by **Commissioner Kevin McGaha** and passed unanimously.

NEW BUSINESS

SP12-004, SITE PLAN, GREAT BASIN INDUSTRIAL, STEEL FABRICATION BUILDING FOR TANKS AND OTHER STRUCTURES; LOCATED AT APPROXIMATELY 20800 NORTH 600 WEST IN THE PLYMOUTH AREA OF BOX ELDER COUNTY. (PROPERTY OWNED BY ROSS & BONNIE RUDD)

Staff reported to the Planning Commissioners that after having reviewed this application, visiting the site and talking with other County departments it was recommended that this application be Tabled at this time in order to give the applicant time to meet the following conditions:

1. **Compliance with requirements of the Bear River Health Department**
2. **Compliance with requirements and recommendations of the Box Elder County engineer and road supervisor**
3. **Clarification from the Box Elder County Fire Marshal.**

Staff noted that the water company that would service this area would only be able to produce 600 gallons per minutes where the fire code states that industrial uses need to have 2000 gallons per minute. However the fire code also allows the Fire Marshal to override that requirement based on the use and location of the building. **Commissioner Laurie Munns** asked how this site would be accessed and was told that this site is located on a county road of 6000 W. **Scott Morrell**, the engineer for this project then addressed the Commissioners saying that he had been in contact with the Logan Health Department regarding the issue of the septic tank and was told by them that they were not aware of Box Elder County's requirements. Mr. Morrell further said that they had not received any information [or requirement] regarding the feasibility of a septic system on this site. He felt that with 35 acres there would be plenty of room to locate a septic system. **Mr. Morrell** said that he had personally dug several test holes at this site and hoped that the Commissioner would not Table this application as it would delay their progress with the upcoming holidays. In regards to the requirements of the fire department he said that he could understand the code as it would apply to individuals, but this is in a rural location and will be a steel building and other non-combustible materials [also noting that the fire marshal had the authority to reduce the requirements with this type of structure and location]. The building(s) would not be required to have sprinklers due to the type and materials used. There were also some questions regarding the maintenance of the road and the effects of the truck traffic would have on it. **JD Oldham** said that the road would be maintained as necessary and that should not be an issue in determining whether or not to table this application as this company would be bringing in dollars to the county with the building, taxes, and jobs. He also said that he hoped the Commissioners would not table this application as they are at capacity at the Tremonton location and have tried other locations to expand when they were able to find this property owned by the Rudd family. Delaying approval for another month would cause hardship, and **Mr. Morrell** reassured the Commission that they were not trying to sidestep any of the requirements. At the conclusion of the discussion the following recommendation was made.

MOTION: A Motion was made by **Commissioner Desiray Larsen** to grant approval to the Site Plan for Great Basin Industrial, Steel Fabrication Buildings with the conditions as outlined by Staff (numbers 1, 2, and 3, mentioned above). Motion was seconded by **Commissioner Michael Udy** and passed unanimously. (**Chairman Chad Munns** reminded the petitioners that they should meet with Staff to insure that all of the necessary documentations were submitted that had been

discussed at this meeting).

WORKING REPORTS -- NONE

PUBLIC COMMENTS -- NONE

A **Motion** was made to adjourn at 7:28 p.m., unanimous.

Passed and adopted in regular session this 20th day of December 2012.

Chad Munns, Chairman
Box Elder County
Planning Commission