

BOX ELDER COUNTY PLANNING COMMISSION MINUTES January 16, 2014

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:

Chad Munns	Chairman	<i>the following Staff was present:</i>	
Desiray Larsen	Vice-Chair	Scott Lyons	Planner
Kevin McGaha	Member	Blair Wardle	Attorney
Michael Udy	Member	Elizabeth Ryan	Ex. Secretary
Bonnie Robinson	Member		
Jay Christensen	Member/Excused		
Laurie Munns	Member		

The following citizens were present:

Richard Kimber/Brigham City	Melissa Willie/Washakie
Tailer Willie/Washakie	
Jared Stephens/Washakie Renewable Energy	

The Minutes of the December 19, 2013 were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by **Commissioner Bonnie Robinson** to accept the Minutes as written; seconded by **Commissioner Kevin McGaha** 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.

MARBLE HILLS AMENDMENT, SS13-017, AMENDMENT TO LOTS 9, 10, AND 11 FROM THREE LOTS TO CREATE TWO LOTS OF 9 AND 11 (VACATING LOT 10).

This amendment for the Marble Hills Subdivision is being sought by the owners of lots 9 and 11 as they are proposing to vacate lot 10 and split that lot between the two (9 and 11). No comments were received and a Motion was made by **Commissioner Desiray Larsen** to close the public hearing, seconded by **Commissioner Kevin McGaha** and was unanimous.

SITE PLAN, WASHAKIE RENEWABLE ENERGY, SP13-005, TO INCLUDE COOLING TOWER, GENERAL PROCESS BUILDING, AND FRENCH FRY FACTORY.

This petition is for approval on a site plan adding a general process building, a cooling tower and a French fry factory at the Washakie Renewable Energy location in Plymouth. No comments were received and a Motion was made by **Commissioner Michael Udy** to close the public hearing, seconded by **Commissioner Kevin McGaha** and was unanimous.

NEW BUSINESS

MARBLE HILLS AMENDMENT, SS13-017, AMENDMENT TO LOTS 9, 10, AND 11 FROM THREE LOTS TO CREATE TWO LOTS OF 9 AND 11 (VACATING LOT 10).

Staff told the commissioners that this application had been reviewed by other county departments and no objections were found to the request. It was recommended that approval be forwarded to the County Commissioners.

MOTION: A Motion was made by **Commissioner Laurie Munns** to forward a recommendation of approval to the County Commissioners for their approval of the Amendment to the Marble Hills Subdivision Lots 9, 10 and 11. Motion was seconded by **Commissioner Kevin McGaha** and passed unanimously.

Conditions of Approval:

1. Compliance with Article 5 of the BECLUM&D Code.
2. Compliance with Article 6-1, Subdivisions, of the BECLUM&D Code.
3. Compliance with all applicable county, state, and federal laws regulating the proposed amendment.

SITE PLAN, WASHAKIE RENEWABLE ENERGY, SP13-005, TO INCLUDE COOLING TOWER, GENERAL PROCESS BUILDING, AND FRENCH FRY FACTORY.

Staff explained what building and uses this site plan encompassed. There were several questions and concerns that the Planning Commissioners had regarding this project. *Jared Stevens*, the general manager for the project came forward to address those concerns. **Commissioner Laurie Munns** had concerns regarding the potable water that was available at the site for the number of projects that are taking place (especially the proposed French fry factory) and also asked about the number of employees. *Mr. Stevens* said that there are about 45 employees plus those on the construction crews. As for the water, the French fry factory would use about 100 gallons per minute and Washakie is currently pursuing rights for a well on the property and they are also working with Plymouth Town to hook onto their water system. There is also the possibility of putting a large storage tank on the hillside at the location. *Mr. Stevens* also said that they are anxious to be able to proceed with these additional projects as in April, for Earth Day, they are planning an event at the facility inviting government officials and other dignitaries to showcase what is happening at this site with the renewable energy. Because of this they are hoping to be able to move forward with the foundations of these new buildings. **Commissioner Kevin McGaha** asked about the waste water treatment and the processing of the potatoes at the fry factory and would some composting be needed. Staff indicated that the French Fry Factory is a separate company and would need to apply separately from Washakie in order to move forward

with that part of the project. Unfortunately there was not a representative at this meeting from World Wide Foods to speak to those concerns. **Chairman Chad Munns** reminded the commissioners that this is an approval for a site plan and many of the concerns that they had would be looked at in more depth as the project proceeded. It has been reviewed by the fire marshal and also by the roads supervisor and no new concerns were given by them. **Mr. Stevens** said that the manager of World Wide Foods lives in Tremonton and that there are two possible places for this proposed factory; one in Burley and the other at the Washakie site. There were suppose to be a couple of representatives from World Wide Foods at this meeting, but they were unable to attend. **Mr. Stevens** also said that he agreed that World Wide Foods should probably apply themselves for their project. Staff also noted that there needs to be direct contact information from World Wide Foods and having them apply separately would answer a lot of questions that have been brought up at this meeting. **Chairman Chad Munns** said that it would be good to have the facility at this location but they would need to apply for approval separate from Washakie. He then suggested that the French Fry Factory be taken off of the site plan as they are a separate entity and need to apply separately and move forward with approval/denial of the site plan for Washakie Renewable Energy.

MOTION: A Motion was made by **Commissioner Laurie Munns** made a Motion to approve the site plan for the processing building and the cooling tower and to table any action on the French Fry Factory until World Wide Foods applies for themselves. The approval would be subject to any conditions as outlined by Staff. The Motion was seconded by **Commissioner Bonnie Robinson** and passed unanimously.

Conditional of Approval:

- Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
- Compliance with Article 2-2-110, Site Plan Review, of the Box Elder County Land Use Management & Development Code.
- Compliance with requirements and recommendations of the county staff and other reviewing bodies:
 - County Engineer
 - Currently reviewing revised site plan.
 - Would like to see proof of water shares or water sources.
 - Zoning Administrator
 - Approval letter from Bear River Health Department addressing septic feasibility/design.
 - Letter from Bear River Health Department addressing any water concerns.
 - Would like more info on the water treatment facility north of the fry factory.
 - Waiting to hear from the Roads Supervisor.
 - If World Wide Foods is a separate entity than WRE the code requires a notarized authorization from landowner (NWR) be submitted.
- Compliance with all applicable county, state, and federal laws regulating the proposed use, including all licenses, permits, etc.

UNFINISHED BUSINESS--NONE

WORKING REPORTS

The Planning Commissioners agreed on January 22, 2014 at 6:15 p.m. for a gathering at Maddox.

PUBLIC COMMENTS -- NONE

A **Motion** was made to adjourn at 7:31 p.m., unanimous.

Passed and adopted in regular session this 20th of February 2014.

Chad Munns, Chairman
Box Elder County
Planning Commission