

BOX ELDER COUNTY PLANNING COMMISSION MINUTES October 24, 2013

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/Excused
Desiray Larsen	Vice-Chair
Kevin McGaha	Member
Michael Udy	Member
Bonnie Robinson	Member
Jay Christensen	Member
Laurie Munns	Excused

the following Staff was present:

Scott Lyons	Planner
Steve Hadfield	Co. Attorney
Elizabeth Ryan	Ex. Secretary

The following citizens were present:

Jared Stephens/Washakie
Ruth Jentsch/Missouri

Jennifer Stephens/Tremonton
Melissa Willie/Idaho

The Minutes of the September 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 Michael Udy** 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.

Z13-006, WILLARD CITY LLC, REZONE PETITION FOR PARCEL 02-006-0020 OF APPROXIMATELY 170.85 ACRES FROM THE CURRENT MU-160 ZONE TO MG-EX ZONE. PARCEL IS LOCATED SOUTHEAST OF 750 NORTH AND HWY 89 (WILLARD CITY) IN THE UN-INCORPORATED AREA OF BOX ELDER COUNTY

Willard City had submitted a petition to rezone a 170.85 acre parcel from the current MU-160 to MG-EX for the purpose of gravel excavation. No comments were given and the Public Hearing was closed with a Motion by **Commissioner Michael Udy** and seconded by **Commissioner Kevin McGaha**; unanimous.

SP13-004, WASHAKIE RENEWABLE ENERGY, SITE PLAN FOR THE ADDITION OF TWO LARGE TANKS AND A CHEMICAL BUILDING TO BE LOCATED AT APPROXIMATELY 7950 WEST 24000 NORTH IN THE PLYMOUTH AREA OF BOX ELDER COUNTY.

This application is to amend the original site plans to include two additional storage tanks, a bleaching building, a storage warehouse, and the relocation of silos. The amendment to this site plan will include two 2.3 million gallon storage tanks, a bleaching building, a 40,000 square foot storage warehouse, 18 additional storage silos, and relocating six previously approved silos. No comments were given during the public hearing and the hearing was closed with a Motion by **Commissioner Kevin McGaha**, seconded by **Commissioner Jay Christensen**; unanimous.

NEW BUSINESS

Z13-006, WILLARD CITY LLC, REZONE PETITION FOR PARCEL 02-006-0020 OF APPROXIMATELY 170.85 ACRES FROM THE CURRENT MU-160 ZONE TO MG-EX ZONE. PARCEL IS LOCATED SOUTHEAST OF 750 NORTH AND HWY 89 (WILLARD CITY) IN THE UN-INCORPORATED AREA OF BOX ELDER COUNTY

Commissioner Kevin McGaha noted a possible conflict of interest regarding this re-zone and asked to be rescued from the discussion. Staff mentioned that Willard City Council was also meeting tonight and asked that action on this petition be postponed until they had a chance to discuss it and contact the Planning Commissioners later, at which time the following Motion was made.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to move this item on the agenda to the end of the meeting; giving Willard City the opportunity to contact Staff at the conclusion of their meeting. Seconded by **Commissioner Michael Udy** and was unanimous.

SP13-004, WASHAKIE RENEWABLE ENERGY, SITE PLAN FOR THE ADDITION OF TWO LARGE TANKS AND A CHEMICAL BUILDING TO BE LOCATED AT APPROXIMATELY 7950 WEST 24000 NORTH IN THE PLYMOUTH AREA OF BOX ELDER COUNTY.

Staff informed the Planning Commissioners that some information was still missing in regards to this amendment of the site plan and that the Commissioners had two options; to Table or Approve with conditions. At that time **Jared Stephens**, the project manager for Washakie, came forward and told the commissioners that that they had outsourced some of the engineering work to a firm in Salt Lake and they had not yet returned the information to them and was not aware that it would not be available by the time of this meeting. If he had been aware of this, they would have had their own survey crew doing the work. They were hoping to get approval on this amendment to the site plan in order to move forward with pouring of the concrete pads before bad weather sets in. **Commissioner Desiray Larsen** asked if approval was given (with conditions) would all the necessary information be turned in before any further building permits were issued and Staff said that without the final site plan no permits would be given out for the pads or the tanks.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to grant approval for the Washakie Renewable Energy Site Plan Amendment, with conditions attached. Motion was seconded by **Commissioner Michael Udy** and was unanimous.

Conditions of Approval:

- a. Compliance with Article 5 of the Box Elder County Land Use Management & Development Code.
- b. Compliance with Article 2-2-110, Site Plan Review, of the Box Elder County Land Use Management & Development Code.
- c. **The applicant submitting an updated Site Plan reflecting the requirements set forth in county department reviews.**
- d. Compliance with requirements and recommendations of County Engineer, Fire Marshal, Building Official, Road Supervisor, and Health Department.
- e. Compliance with all applicable county, state, and federal laws regulating the proposed use, including all licenses, permits, etc.

UNFINISHED BUSINESS--NONE

WORKING REPORTS

TRAINING

Staff said that a survey would be sent out to the Commissioners in order to received feedback as to a date, time, and place to hold training. The possibility of also including other towns and cities, as has been done in the past was also a possibility. The last training was held at the County Road shed and that could be done again if more convenient for everyone.

ROAD STANDARDS

Staff discussed the current road standards with the Commissioners and that some changes are being considered. The outline of the proposed changes to the county road standards are attached to these Minutes.ⁱ

PUBLIC COMMENTS -- NONE

A **Motion** was made to adjourn at 7:58 p.m., unanimous.

Passed and adopted in regular session this 19th day of December 2013 _____.

Chad Munns, Chairman
Box Elder County
Planning Commission

ⁱ Outline of county road standards (PowerPoint)