

BOX ELDER COUNTY PLANNING COMMISSION MINUTES March 27, 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
Desiray Larsen	Vice-Chair
Kevin McGaha	Member/Excused
Michael Udy	Member/Excused
Bonnie Robinson	Member
Jay Christensen	Member
Laurie Munns	Member/Excused

the following Staff was present:

Scott Lyons	Planner
Steve Hadfield	Attorney
Elizabeth Ryan	Ex. Secretary
Commissioner Jeff Scott	

The following citizens were present:

Seth Hale/World Wide Foods	Ken Brown/World Wide Foods
Andrea Hunter/World Wide Foods	Mike Flanick/Utah Onions
Corey Malan/Utah Onions	Brad Dahl/Utah Onions

The Minutes of the February 20, 2014 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 Desiray Larsen** 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.

SITE PLAN SP14-001, WORLD WIDE FOODS TO LOCATE A FOOD MANUFACTURING FACILITY AT THE WASHAKIE RENEWABLE ENERGY PLANT SITE, 7950 WEST 24000 NORTH IN THE PLYMOUTH AREA OF BOX ELDER COUNTY.

This application is for a French fry factory to be located at the Washakie site in Plymouth where it is currently un-zoned. The application has not received verification of necessary utilities, septic approval and potable water usage. *Mr. Seth Hale*, Streamline Precision in Burley, Idaho, a general contractor who is working with World Wide Foods on the design of this facility told the Commissioners that this project is still in the preliminary stages and that he would be working

with Staff to meet the necessary requirements for the engineering of this plant. *Mr. Hale* had some updated plans to submit at this time, and talked about the overview of the project. No other comments were made and a Motion was made by **Commissioner Laurie Munns** to close the hearing; seconded by **Commissioner Jay Christensen**. Unanimous.

MALAN CONSTRUCTION CUP14-001, SITE PLAN AND CONDITIONAL USE PERMIT FOR AN ONION STORAGE FACILITY/PLANT LOCATED AT APPROXIMATELY 3851 NORTH HIGHWAY 13 IN THE CORINNE AREA OF BOX ELDER COUNTY.

This application is for a site plan and Conditional Use Permit for Utah Onion to build a new storage facility at this current site located on Highway 13 in the Corinne area. This structure would be used for housing onions during the harvesting and processing time. Utah Power will be supplying power and has submitted verification. The existing onion facility is located within the boundaries of Corinne City; however, this new structure will be north of it and in the unincorporated area of the County. *Mr. Corey Malan*, the general contractor for this project told the Commissioners that this will be a good project and it has been a good experience working with Staff. No other comments were received and a Motion was made by **Commissioner Desiray Larsen** to close the hearing; seconded by **Commissioner Bonnie Robinson** and was unanimous.

UNFINISHED BUSINESS -- NONE

NEW BUSINESS

SITE PLAN SP14-001, WORLD WIDE FOODS TO LOCATE A FOOD MANUFACTURING FACILITY AT THE WASHAKIE RENEWABLE ENERGY PLANT SITE, 7950 WEST 24000 NORTH IN THE PLYMOUTH AREA OF BOX ELDER COUNTY.

Staff noted that as this project is still in the preliminary design phase it was recommended that the project be Tabled allowing the petitioners sufficient time to submit all the necessary items to be reviewed by the various county departments.

MOTION: A Motion was made by **Commissioner Laurie Munns** to Table the Site Plan for World Wide Foods until the engineer design and other items have been submitted to Staff for review. Motion was seconded by **Commissioner Jay Christensen** and passed unanimously.

MALAN CONSTRUCTION CUP14-001, SITE PLAN AND CONDITIONAL USE PERMIT FOR AN ONION STORAGE FACILITY/PLANT LOCATED AT APPROXIMATELY 3851 NORTH HIGHWAY 13 IN THE CORINNE AREA OF BOX ELDER COUNTY.

Staff noted that as all of the necessary paperwork for this site plan and conditional use permit for the new onion storage facility/plant have been submitted and reviewed by the necessary county departments, recommendation of approval should be given. There was some discussion by the

Commissioners regarding the condition of the mud/gravel being cleaned from the road on a daily basis and that condition was only applicable during the time of the construction and not during the actual harvest time as this location is in an agricultural area. Staff said that the intent of the county engineer was that the (removal) mud from the road was for during the construction phase of the facility and not during the actual harvest time and it was not necessary to be a condition placed on the facility.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to grant approval for the Malan Construction Site Plan and CUP for the Utah Onion storage facility to located north of the existing location of the Utah Onion buildings on Highway 13 in the northwest area of Corinne. Motion was seconded by **Commissioner Desiray Larsen** and passed unanimously.

1. Compliance with Article 5 of the BECLUM&DC.
2. Compliance with Article 2-2-100, Conditional Use Permits, of the BECLUM&DC.
3. Compliance with all applicable county, state, and federal laws regulating the proposed project.
4. The removal of the mud from the road (Highway 13) was limited to the time of the construction of the new storage facility and not during the actual harvest/processing time for the onions.

WORKING REPORTS-- NONE

PUBLIC COMMENTS -- NONE

A **Motion** was made to adjourn at 7:18 p.m., unanimous.

Passed and adopted in regular session this 17th of April 2014.

Chad Munns, Chairman
Box Elder County
Planning Commission