
MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
OCTOBER 15, 1998

The Board of Planning Commissioners of Box Elder County met in regular session in the Commission Chamber of Box Elder County Courthouse, 01 South Main in Brigham City, Utah at 7:00 p.m. on October 15, 1998.

The Following Members were present constituting a quorum:

Richard Kimber	Chairman
Jon Z. Thompson	Member
Stan Reese	Member
Louis Douglas	Member
Royal K. Norman	Member and County Commissioner

ALSO PRESENT WERE:

Denton Beecher	County Surveyor
Jim Marwedel	County Planner
LuAnn Adams	County Recorder/Clerk

ABSENT:

Deanne Halling	Member
David Tea	Member

MINOR SUBDIVISIONS

Belew Minor Subdivision

County Surveyor Denton Beecher said this subdivision was approved conditionally in September. The Health Department has now signed the plat, and Chairman Kimber then signed off on the plat.

Hardy Family Minor Subdivision

County Surveyor Denton Beecher explained that the minor subdivision was located northeast of Plymouth across from the service station at 6000 W 20800 N. The property is owned by Keith Hardy Etal. They want to create the ground into three different configurations. Mr. Beecher said he has a letter from Plymouth stating they will provide water to each of the three lots, the Health Department signed off on septic tanks for each of the lots. The notes state that 6000 West is a gravel road and it will remain a gravel road until property owners pay to have it paved. Access from 6000 West will be the sole responsibility of property owners.

MOTION: A motion was made by Stan Reese to accept the Hardy Family Minor Subdivision as presented with the stipulation as noted on the plat. The motion was seconded by Jon Thompson and unanimously carried.

MacFarlane Minor Subdivision

County Surveyor Denton Beecher presented the MacFarlane Minor Subdivision which was conditionally approved in the September Planning Commission Meeting. The Health Department approved the subdivision, and Chairman Kimber signed the plat.

Melanie R. Young Minor Subdivision

County Surveyor Denton Beecher told the Commissioners that the Melanie R. Young Minor Subdivision is a one-lot subdivision which is located in the Thatcher Area, one mile south and one-half mile east of the Thatcher LDS Church. It is not a zoned area and the lots are five-acre lots.

MOTION: A motion was made by Jon Thompson to approve the Melanie R. Young Minor Subdivision with all the provisions as stated on the plat and authorized Chairman Kimber to sign the plat. The motion was seconded by Stan Reese and unanimously carried.

Zink Minor Subdivision

County Surveyor Denton Beecher presented a concept plan for the Zink Minor Subdivision which is located in South Willard. The minor subdivision has three lots and it is in a R-1-20 zone. Mr. Beecher explained that there is an access road and an existing septic tank on all the parcels. This subdivision will create one more lot and also correct the legal descriptions.

MOTION: A motion was made by Louis Douglas to approve the concept plan for the Zink Minor Subdivision with further review when corrections and adjustments are made. The motion was seconded by Stan Reese and unanimously carried.

Harris Meadows Minor Subdivision

County Surveyor Denton Beecher stated that the Harris Meadows Minor Subdivision is located near Thatcher off Rocket Road at 10400 North, two miles east of the Thatcher LDS Church. He indicated it was where the old beet dump used to be. The minor subdivision will be a three-lot subdivision. There is a well and the Health Department has given their approval for only one of the three. A note indicates as much on the plat. Mr. Beecher said notes need to be made on the Mylar regarding access onto 10400 N and 10000 West which will be the responsibility of the owner. The water line will be individual wells, sewer system to be septic and residence be constructed to avoid any flooding. The existing roads will be as presently improved. The description should be written subject to include easements.

MOTION: A motion was made by Jon Thompson to approve the Allen Harris Minor Subdivision with the following stipulations to be indicated on the plat: that the landowner will assume responsibility for access on 10400 North or 10000 West, for the cost of construction and any improvements of the roads above and beyond what currently exists, sheet flooding be addressed in the building permit process and that the building be so constructed to alleviate sheet flooding, and to authorize Chairman Kimber to sign the plat with those conditions. The motion was seconded by Louis Douglas and unanimously carried.

CONSIDER ZONE CHANGE SOUTH OF COLLINSTON ALONG RAILROAD FROM RR-2 TO MD

County Planner Jim Marwedel explained that the rezoning request originated from Lynn, Kent and Lyle Perry who want to put a large bakery in to make bread from organic grains. The parcel to be rezoned is 06-037-0009 and is currently zoned RR-2 east of the railroad and A-20 west of the tracks.

The County Economic Development is supportive of this project and feel it would increase demand on agriculture products like grains. Mr. Marwedel further explained that in talking about the proposal with Chairman Kimber, he suggested investigating the possibility of zoning more land to be suitable for manufacturing because of the tracks and road. He said if the zoning is changed, the bakery would still need to get a conditional use permit.

Lynn Perry said the bakery will use organic wheats. He explained that last year he got connections with a French Bakery in San Francisco that bakes artisan breads. They want to make the bread and par bake it so it has about 10-15 minutes left. The bread will be shipped all over the country. Wheatland Seed would like the bakery to use Utah organic wheat. They have purchased a mill in Logan, and the flour would be hauled to the bakery. The building to house the bakery would be approximately 60,000 sq. Feet. It would ship 2 ½ semi loads per day and employ 30-50 people. The building would be located on the east side of the railroad tracks and west of the road.

Economic Development Director Len Woolley said that Agriculture Commissioner Cary Peterson suggested that this would be an ideal agricultural company for Utah. He felt it would use an enormous amount of the Utah wheat. The price on organic wheat is considerably higher which gives the Utah farmer an edge. He explained that the salaries would be competitive, in fact better than many.

County Planner Jim Marwedel explained that he has called property owners in the area, and they are concerned about water, noise, odors and truck traffic. In general if there is too much manufacturing in the area, it will be too much impact.

Chairman Kimber suggested looking at the prospect of rezoning the area in case there was an interest and the small parcel is getting close to spot zoning. He said that could get the Planning Commission and County Commissioners in trouble.

Mr. Marwedel said the truck wash is grand fathered in. He felt it may be wise to have the two properties zoned contiguously. He said spot zoning is a little unclear. What size is considered large enough to not be spot zoning? The proposal is for over 100 acres, which is not too small.

Many people from the Beaver Dam/Collinston area were attending the meeting which was not a public hearing. The Commissioners felt their input would help them in making decisions.

MOTION: A motion was made by Stan Reese to hear from the people in attendance. The motion was seconded by Louis Douglas and unanimously carried.

Chairman Kimber said the Planning Commission is concerned about the zoning issue not whether those in attendance like a bakery, etc. He said zoning is the concern.

Kyle Potter - said about 2 ½ years ago a committee to rezone the area was formed. The committee spent a lot of thought, time and effort into zoning the area the way it is today. He said the committee got input from everyone in the area on zoning. The people would like to stay mainly agricultural in the area where moderate growth could occur. At the time they were zoning the area Wheatland Seed was discussed whether to make the area commercial or industrial zoning. The residents asked for a conditional use permit rather than the manufacturing designation. He again said that 2 ½ years ago 95% of the residents were in favor of the zoning. It was the wishes of the residents to have it at the time, and he still believes they would like it to remain without any further commercial expansion.

Tarlton McBride feels that the bakery will pollute the pond from the cleaning agents used to clean the machinery. Mr. McBride did some research which shows that the average bakery will use 250,000 gallons of water a day.

Charlotte Erickson said she owns 2,000 acres in Box Elder County. She gave a few comments pertaining to zoning and farm land protection in the state. She said statistics from Cary Peterson's office show that one million acres of farm land have been lost. She is concerned with the preservation of farm land. The people of the area have zoned the area to protect the farmers and farmland. She said the self-sustaining acreage is .6 ac per person. She said we are at a level that if we lose any more farm land we will not be self-sustaining, and we will have to import more agriculture products. She said with the growth that is projected in the future for Utah, we need to be concerned about every acre of viable farm land. She is also concerned about how farmers will carry out their day-to-day business. She said they have a lot of slow moving farm equipment going down the roads, so they need to keep the farmland areas as low dense traffic as possible. She realizes Hwy 30 goes right

through Beaver Dam which is heavily traveled with excellent farmland along the Highway. The way to cope is to keep the side roads with less traffic. The more industrial and manufacturing that is brought to the county, the more traffic is brought to the area and the more difficult it is for farmers. At the time that they zoned the area this was considered. She feels a bakery is a desirable business to have in our county, but also feels it can be placed on land that is not suitable farmland.

Lorin Bingham is concerned as things start to change to commercial that property taxes will go up. He wondered if he will pay a commercial tax on his property. He says that is a sizable difference from agriculture land.

Nelson Barksdale said he would like to see the environment of the area preserved. He said dollar value is not the only consideration in the zoning.

Len Woolley stated that when the County put together the master plan, the one thing they were concerned about was the preservation of agriculture land. He said while there is encroachment of development in most of the Wasatch area, he is finding over the last few years one of the greatest reasons for diminishing farm land is because the farmers can't make enough money farming. He said there are some farmers that are very successful. He has farmers come his office on a regular basis wanting him to find a developer. He says money does talk. He is constantly looking for things that are compatible with agriculture to preserve it and make the farmers economically sound. He said we are the largest agriculture producing county in the state.

Jeff Curry said it doesn't matter how much money, if it isn't zoned commercial they can't locate there. He said the community is trying to prevent development and stay agricultural. He is concerned about water impacts. He also believes money talks, and that is why they have zoned the area the way they did to protect agriculture. He realizes that agriculture isn't doing so good, and that is why they have protected the area with zoning.

Chairman Kimber said the Planning Commission has received a rezoning request for this particular area and the Planning Commission and County Commission need to go through the process. He reminded everyone that people who have property, have the right to petition for a zone change. He thanked those in attendance for their input. He said the Planning Commission has a feel for what they desire and what the feelings are on this issue, and the Planning Commission will address it from that point and send it back to the County Commissioners.

Jim Marwedel recommended that a public hearing be held on November 17, 1998 at 8:00 p.m.

Jon Thompson said the Planning Commission needs to proceed with the process of rezoning, and the public hearing will give further information and see if it is warranted or not. He recommended limiting the rezoning to the particular piece of property that was requested. He said the property owners have every right to petition, but he can understand how everyone is concerned.

Chairman Norman needs more information on the plant, air quality, water and water disposal, etc. before he can make a decision.

Jim Marwedel said this doesn't have to be zoned an MD. It could be zoned just for agriculture products with value added and with restrictions on air and water. He said we could be even more specific like a clean industry that would only allow agriculture uses.

Louis Douglas would like more input, and he would like to hold a public hearing.

Chairman Kimber would like to hold a joint public hearing with the County Commissioners. He does not have enough information on the zoning change to make a recommendation.

Stan Reese does not have enough information.

MOTION: A motion was made by Jon Thompson to hold a joint public hearing with the County Commissioners and the Planning Commission to consider a rezoning change on November 17, 1998 at 8:00 p.m. at the Box Elder County Fairgrounds. The motion was seconded by Stan Reese and unanimously carried.

DIFFERENT SUBDIVISION REQUIREMENTS FOR MINOR VERSUS MAJOR SUBDIVISIONS

This item was tabled.

REVIEW 1999 PLANNING DEPARTMENT BUDGET

County Planner Jim Marwedel discussed the Planning Department's projects and activities.

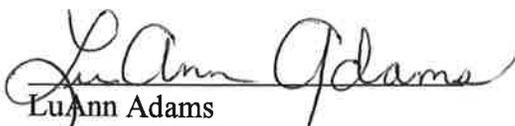
ADJOURNMENT

A motion was made by Stan Reese to adjourn. The motion was seconded by Louis Douglas, and the meeting adjourned at 9:24 p.m.

Passed and adopted in regular session this 19 day of November 1998.


Richard D. Kimber
Chairman

ATTEST:


LuAnn Adams
Recorder/Clerk

