

MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
NOVEMBER 29, 2001

The Board of Planning Commissioners of Box Elder County, Utah met at their regularly scheduled meeting, at the County Courthouse, 01 South Main Street in Brigham City, Utah at 7:00 p.m. on **NOVEMBER 29, 2001.**

The following members were present constituting a quorum:

Richard Kimber	Chairman
Royal Norman	Member
David Tea	Member
Jon Thompson	Member
Theron Eberhard	Excused
Deanne Williams	Excused
Stan Reese	Excused

The following Staff was present:

Garth Day	County Planner
Elizabeth Ryan-Jepps	Department Secretary

The **regular session** was called to order by Chairman Kimber at 7:06 p.m.

APPROVAL OF MINUTES

The Minutes of the regular meeting held on October 18, 2001 were reviewed by the members present and Commissioner Thompson made a motion that the Minutes be approved as written; the motion was seconded by Commissioner Tea and submitted to the Chairman for signature.

SUBDIVISIONS FOR APPROVAL

There was no business on the Consent Agenda for this month.

New business consisted of two Conditional Use Permits (Site Plans) to be considered for approval.

SITE PLAN REVIEW & CONDITIONAL USE PERMIT FOR THE LDS MEETING HOUSE (CHURCH); LOCATED AT OR ABOUT 7625 SOUTH HWY 89 IN SOUTH WILLARD.

Mr. Day explained to the Commissioners that this *Site Plan* review and *CUP* are for a new LDS meeting house to be located in South Willard near the Millennial Heights Subdivision. The corner piece associated with this subdivision had been held vacant for the purpose of building a church house in the future. Zoned currently as R-1-20, the Code stipulates that within this zone institutional uses, i.e., churches, are considered a conditional use. The Wood Minor Subdivision is located on the northwest corner and the shed on this property crosses the boundary lines currently set by the petitioners and will need to be addressed and corrected. There are several other items that also need to be completed by the petitioners which include:

- ⊗ A letter from the Sewer, Water and South Willard Flood Control addressing the feasibility of this project and their requirements to properly serve this project.
- ⊗ The additional south access into the parking lot from HWY 89 will need approval from UDOT if it is not eliminated.
- ⊗ Letters from the utilities verifying availability of services, i.e., phone, power, gas, etc.
- ⊗ Any necessary agreements with adjacent property owners in regards to storm drainage or other matters.
- ⊗ Lighting for the parking area and could it create problems for surrounding neighbors.
- ⊗ The subject of fire hydrants on the site is currently being reviewed by the Fire Marshall to determine if other hydrants need to be installed because of the amount of growth occurring in this area.
- ⊗ What is the maintenance for the large detention basin on the site?
- ⊗ The shed that crosses over the boundary line needs to be dealt with (in the Wood Minor Subdivision), mentioned above.

Mr. Day recommended to the Commissioners that this *Site Plan* and *CUP* be tabled until the December meeting in order for the petitioners to obtain verification of the utilities, flood control and other issues mentioned above. All of the required documents for the Site Plan have been received, including 1) a grading and drainage plan; 2) landscaping plans; and 3) a site plan, but the other documents need to be with the file before final approval can be made.

Mr. Lanny Herron and **Mr. Dave Waldron** were present at the meeting to answer any questions from the Commissioners. Addressing the issue of additional fire hydrants, Mr. Herron indicated that two or three additional hydrants would be placed in the area because of the type of structure being built. A privacy fence will be on the east and south sides of this church site; there is an existing fence on two sides of the Wood Minor Subdivision. The lighting will consist of six or seven low light fixtures within the sidewalk area. The surveyor has recommended that the second access road be removed. A traffic analysis is probably not necessary if the second access road is eliminated as the traffic will flow from the parking lot to 7615 South Street and into the subdivision area which

has curb and cutter.

MOTION: A motion was made by Commissioner Thompson that the *Site Plan* and *CUP* for the LDS meeting house be tabled until the December (20th) meeting and that the petitioners secure the documents that were discussed at this meeting; at which time the Planning Commission would favorably consider the petition. The motion was seconded by Commissioner Norman and passed unanimously.

**SITE PLAN REVIEW & CONDITIONAL USE PERMIT FOR ROSE RANCH DAIRY
LOCATED APPROXIMATELY EIGHT MILES WEST OF SNOWVILLE ON HWY 30.**

Mr. Day explained that this item was more of a site plan review than a conditional use permit as the location is currently in an un-zoned area within the County and the County Code requires that this type of petition is to reviewed as per the site plan requirements outlined in Chapter 22 of the LUC. The Rose Ranch (agricultural use) has been in existence for a number of years and many of the regulations regarding this petition are governed by the State of Utah Environmental Quality and the Bear River Health Department. The access road already exists and connects onto a state highway and contact has been made with UDOT. There are some existing homes on the site with all the utilities available. This site consists of 27,000 acres and the plan is to construct a large dairy facility that will have the ability of milking approximately 10,000 Holstein cows with an additional 18,000 calves, dry cows, and heifers. Although there were some items (listed below) that needed to be completed, Mr. Day recommended that this petition be approved.

- ◇ A letter from the State of Utah, Department of Environmental Quality
- ◇ documentation from the Bear River Health Department regarding the septic system
- ◇ Approval by UDOT regarding the existing access road.
- ◇ Letters verifying utilities
- ◇ Any necessary agreements with adjacent property owners regarding drainage or other matters need to be obtained.
- ◇ Review by the Fire Marshall regarding fire hydrants.
- ◇ Any signage to the property?
- ◇ Improved roads on the site should be asphalt.
- ◇ The dam that is to be located on Deep Creek.

Those present representing this petition were **Mr. Clair Bosen**, (*a dairyman, rancher, and farmer for fifty years from Preston, Idaho*) **David Loveless**, **Brian Hansen**, (*manager of the present Rose Ranch for the past few years*), **Antone Mickelson** (*from the Seattle Northwest Dairy Association the company which will take the milk from this dairy*), and **Mr. Joe Gribble** [Agricultural Engineer from *Five G Consulting*], and **Mr. Gribble's** associate **George Marshall**. These gentlemen had prepared a slide presentation for the Commissioners to view to better explain the intentions and construction for this facility. **Mr. Gribble** acted as narrator for the presentation, pointing out similar facilities that had been built in other areas of the country and are in operation at this time.

Some of the highlights of the presentation included:

- ✘ there is a large holding pond for waste management, that is dictated by (State) code as the waste has to be stored during the winter months. The pond will be lined with a material to stop percolation.
- ✘ this is not a digestive waste system, but a storage facility until the waste can be used to fertilize the approximate 7000 acres of cropland. The waste will be run through an irrigation water system that will retain the nutrients and then used on the crops. (It is estimated that about eight pounds of feed is needed to produce one pound of milk)
- ✘ the Holstein cows on the Rose Ranch will be housed in covered facilities; the heifers will be held in mostly open corrals.
- ✘ the cows will be milked in a parallel parlor which will hold them at a 90-degree angle to the operator. This parlor will be able to milk ninety-six cows at a time.
- ✘ the plan is to raise all of the animals on this ranch from day-old up through the milking stage with approximately a thirty percent cull rate per year.
- ✘ for the flush cleaning, system a slop of from 1-2% is needed.
- ✘ the water will be supplied by wells and a reservoir on the site (about two miles distance).
- ✘ the feed will be grown on the farm to supply about one-third of the feed with another two-thirds purchased elsewhere.
- ✘ the milk will travel through stainless steel pipelines and not come in contact with human hands.
- ✘ a rubber pad is on the concrete for the comfort of the employees working in this facility.
- ✘ the cows will be milked three times a day, 365 days a year; creating employment for some 100 persons. The milking time will be about twenty-one hours a day with the other three hours dedicated to the clean up of the facility.
- ✘ Holstein cows produce best at about 40 degree temperatures and the housing facility will be equipped with open-air circulation.
- ✘ the cows will be in a free-stall stanchion.
- ✘ a full time veterinarian would be hired along with others to deal with herd health concerns.
- ✘ no farm land will be taken to establish this Ranch, only land that was previously used for grazing.
- ✘ the initial investment (*land, cattle, buildings and machinery*) for the Rose Ranch will be around \$75 million.
- ✘ housing for the workers at the site could be up toward fifty homes and would be in addition to the initial investment mentioned above.

Commissioner Kimber remarked that this Ranch is located over a giant aquifer and asked if the ***Division of Water Resources*** had any concerns about seepage into that aquifer. The answer was that it is a concern and will be addressed by lining the ponds. When fertilizing takes place, it can only be

done at a rate to which the crops need the fertilization and not to a degree that would over saturate the ground. **Mr. Gribble** assured the Commissioners that it is the intention of **Mr. Bosen** to make sure that all rules and regulations from the Federal, State, and Local sources are researched and then that the most efficient means be put into effect to realize the development of the Rose Ranch Dairy. After some further discussion between the Commissioners and the Rose Ranch petitioners regarding the particulars of this planned facility, the following motion was made:

MOTION: A motion was made by Commissioner Thompson that the *Site Plan* and *CUP* for the Rose Ranch be granted approval (subject to receiving all State approvals) and submit to the Chairman for signature. The motion was seconded by Commissioner Tea and passed unanimously.



CLUSTER HOUSING PROPOSAL/GUIDELINES

Mr. Day had completed guidelines for the PRUD and Cluster Housing for the Planning Commission to consider in adopting, but due to the fact that only four of the seven commissioners were present it was recommended that this item be discussed and past in a future meeting.



ZONING

Ms. Patricia Comarell was to attend this meeting to further discussion zoning within the County, but due to the inclement weather her meeting with the Planning Commissioner was postponed until a future date.



It was suggested that the annual Christmas party for the Planning Commission be held in January rather than December and that the January Planning meeting will be cancelled in lieu of this event. All present concurred.

A motion was made by Commissioner Thompson to adjourn the meeting at 8:44 p.m., seconded by Commissioner Norman, and passed unanimously.

Passed and adopted in regular session this 20th day of December, 2001.

Richard Kimber
Box Elder County
Planning Commission. Chair

