



**Planning Commission Minutes**

**4 February 2020**

**Item** **Page**

**Consent Agenda Items**

- 1. Spring Creek Acres Subdivision ..... 2

**Regular Action Items**

- 2. Public Hearing (5:35 PM): Cache Valley Compost Facility ..... 2
- 3. Public Hearing (5:45 PM): Fritz Tower Rezone ..... 10
- 4. Public Hearing (5:55 PM): Dry Canyon Estates Rezone ..... 10
- 5. Public Hearing (6:10 PM): Mountain View Subdivision Rezone..... 11

**Present:** Chris Harrild, Angie Zetterquist, Brady Christensen, Lane Parkinson, Jason Watterson, Phillip Olsen, Chris Sands, John Luthy, Matt Phillips, Megan Izatt

**Start Time: 05:35:00**

**Sands** called the meeting to order and **Christensen** gave the opening remarks.

**05:38:00**

### Agenda

Approved with the removal of item #6.

**05:39:00**

### Minutes

*Parker* motioned to approve the minutes from 7 January 2021; *Watterson* seconded; **Passed 5, 0.**

**05:40:00**

### Consent Items

#### #1 Spring Creek Acres Subdivision

**Chat question** asked if the final plat requires a dedicated access.

**Matt Phillips** responded that yes and the driveway will need to be relocated by at least 300 feet.

*Olsen* motioned to approve the consent agenda; *Watterson* seconded; **Passed 5, 0.**

**05:46:00**

### Regular Action Items

#### #2 Public Hearing (5:35 PM): Cache Valley Compost Facility

**Zetterquist** reviewed the staff report for the Cache Valley Compost Facility.

**Staff** and **Commissioners** discussed why the Public Infrastructure (PI) Overlay Zone and clarification of what the facility will be used for.

**Paul Willardson** from JUB Engineers, representing Logan City, presented on the reason for the project, and the scope of the project.

**Tyler Richards** from Logan City explained the site pictures and which building does what in the processes used by the plant.

**Parker** asked about the expected volume.

**Mr. Richards** responded at full capacity it would be 50 tons or two semi trucks worth.

**Olsen** asked where that goes currently.

**Mr. Richards** stated that currently those solids sit on the bottom of the lagoon but when the new facility is up and running it will go to the compost.

**Olsen** asked about smell.

**Mr. Richards** stated there is some smell.

**Mr. Willardson** stated that there are many regulations that Logan City would have to meet and those will be explained.

**Mr. Willardson** continued with the presentation.

**Watterson** asked if thermal treatment was investigated for this.

**Mr. Willardson** responded no.

**Watterson** stated there are other facilities in the state that use the thermal option.

**Mr. Willardson** continued with the presentation.

**Dan Griffin** from the Division of Water Quality explained the regulations that Logan City would have to meet with the new facility.

**Watterson** asked about the timeline of when bio-solids are useable as compost.

**Mr. Griffin** responded there will be continual movement from building the pile to making the final compost product. It would probably take 2-3 weeks to build a full pile; the curing process takes about 2-3 weeks and then a couple more weeks for pathogen testing and after that it can be screened for distribution.

**Watterson** asked if the shortest amount of time to be on site would be 2-3 months.

**Mr. Griffin** stated that yes and that it will smell like regular compost. It will compost quicker than regular green waste because of the biology of the compost.

**Watterson** asked what other technologies are out for treating this type of waste.

**Mr. Griffin** stated thermal treatment, which uses solar or oven technologies, lime can be used, incineration (which has permitting restrictions due to air quality), and irradiation technologies.

**Mr. Willardson** continued with the presentation.

**Olsen** asked about spreading the liquid slurry off the sewer system and commented on the wetlands.

**Mr. Willardson** stated they are aware of the wetlands and have contacted the Army Corps of Engineers.

**Parker** asked about the timeline regarding the rezone where wetlands questions haven't been handled yet.

**Mr. Willardson** responded there needs to be a conditional use permit in order to proceed with the wetlands and that requires the rezone.

**Harrild** asked a question from the chat asking if the other facilities like this in the state are on wetlands and if the facility will be enclosed.

**Mr. Willardson** stated he couldn't talk to the other facilities and that this facility will not be enclosed.

**Harrild** asked a question from the chat regarding composting being better for ground water versus current open lagoons.

**Issa Hamud** stated that this facility will not be open to the public at all. The finished product will be trucked back to the current facility to be sold.

**Mr. Griffin** stated that Davis and Brigham City compost on pads at their current facility. Davis uses a concrete pad and Brigham's is asphalt. All runoff from their facility is collected and sent through the treatment process. This facility will probably require a pad as well to protect the liner that protects the ground water from runoff. Swift Beef dewateres the solids and is sent to an outdoor compost facility.

**Harrild** asked a question from the chat regarding composting being better for ground water vs. current open lagoons.

**Mr. Willardson** stated the plan is for the compost to be on a solid asphalt surface and all runoff will be collected and run through the treatment process with no leaching into the ground water.

**Harrild** asked a question from the chat regarding odor.

**Mr. Hamud** commented that if the facility is managed correctly there will be few odors and odor will be mitigated.

**Harrild** asked a question from the chat regarding dust.

**Mr. Richards** stated it will be managed the same way as the current landfill operation and dust will be mitigated.

**Harrild** asked a question from the chat regarding the existing lagoon system and if that would be cleaned out or removed.

**Mr. Hamud** stated that some of the lagoons would continue to be part of the treatment system and will be used for equalization. Over time if the proposed facility is expanded there may be a time when the lagoons won't need to be used.

**Harrild** asked a question from the chat regarding biohazards like COVID19 in the biosolids.

**Mr. Hamud** stated no. In the current treatment process COVID19 is being eliminated and hopes the waste water treatment plant would be the same. The effluent is most likely to be COVID free.

**Harrild** asked a question in the chat asking why the Benson property is being used and not the property west of the Clarkston facility.

**Mr. Hamud** stated the land west of the Clarkston facility is already going through wetland mitigations and other uses. Logan owns other property nearby but the current proposed site has less of an impact on the wetlands in the area than those other parcels.

**Harrild** asked a question from the chat regarding harmful odors being emitted from the biosolids.

**Mr. Griffin** stated there are odors and bio-solids can change the composting order. When turning the piles there is a possibility of more odors and the gas isn't harmful.

**Harrild** asked a question from the chat about the proposal to raise the water levels at Culter Dam and if these biosolids are being moved closer to the water.

**Mr. Richards** stated that has been considered and the facility will be built up with a solid base of fill and will continue to monitor the proposal.

**Eve Davies** representing Pacific Corp stated that raising the water levels was being talked about as a possibility but it is not being considered now and should not impact this.

**Harrild** asked a question from the chat asking how a permit can be given when there is still paper and biohazards in the sewage.

**Mr. Hamud** stated the treatment plant has a screening process so most of the solids are removed before it enters the treatment facility. Those solids caught by the screening processes would go directly to the landfill and not be mixed in with the bio-solids that will be composted.

**Mr. Chad Falslev** asked about the permit that has been given and if the bio-solids that are spread contain tampons and baby wipes, etc. that are left on top of the ground.

**Mr. Hamud** responded the screening process at the new facility will screen out those items and he is willing to give a tour showing that process.

**Mr. Willardson** stated something to note is that the bio-solid state being used for the compost does not include those and this is not raw sewage being used.

**Harrild** asked a question from the chat asking if the solids stay put in the lagoons and will the composting stop adding solid waste to lagoons.

**Mr. Hamud** stated some solid waste could continue to be added to lagoons as they are still part of the treatment process but Logan City is not going to intentionally add solid waste to the lagoons.

**Harrild** asked a question from the chat if Mr. Hamud is familiar with what Davis is doing with their process.

**Mr. Hamud** stated he doesn't know all the variables and he isn't sure if the Box Elder way is cost effective or not. There are some restrictions on the land that the class B bio-solids are used on as far as what can be growing but the class A bio-solids can be used in all gardens and at home.

**Harrild** asked a question from the chat regarding runoff water and if widening the road will be necessary.

**Mr. Willardson** stated all runoff will be self-contained.

**Phillips** stated where this is a rezone they have not looked at if the road will need to be widened because that is looked at during the CUP process.

**Harrild** asked a question from the chat: what are the plans for the polishing ponds and why they aren't being used for this.

**Mr. Hamud** stated the polishing ponds are further away than the proposed site and are closer to residential. The polishing ponds are being looked at for storm water management in the future.

**Harrild** asked a question from the chat regarding wetlands and if they would be in favor of this in their back yard.

**Mr. Willardson** stated that it has not been clearly designated as wetlands and that will happen in the spring.

**Mr. Hamud** stated the answer to the question regarding his backyard is subjective and that this is waste from the people from the community and it needs to be managed.

**Harrild** asked a question from the chat regarding the long range plan is for the proposed facility.

**Mr. Hamud** stated that the research done for this facility states 10 acres are needed at this time. If more land is needed the City is prepared to buy more land next door and the land around the current facility will continue to be used.

**Harrild** asked a question from the chat: Is it fair to keep the ground by treatment plant for wetland mitigation for developers and businesses and putting your waste in a community that doesn't contribute to the waste?

**Mr. Hamud** stated that the current site used for wetland mitigation has been designated that by the Army Corp of Engineers 30 years ago and the City can't change that. The proposed site was bought 20 years ago for this intended purpose.

**Harrild** asked a question from the chat regarding a berm around the facility.

**Mr. Hamud** stated that unless required from the Development Services facility there will be no berm other than that required by the storm water management.

**Harrild** asked if the City could use the proposed site for wetlands mitigation and open the current site used for wetlands for this proposed use.

**Mr. Hamud** stated no.

**Harrild** asked a chat from the question regarding the dumping of septic tanks.

**Mr. Willardson** stated that is from Galaway's which is a private business and doesn't involve Logan City.

**Harrild** asked a question from the chat asking why not the Clarkston site.

**Mr. Hamud** stated that solid waste is transport to the Clarkston site and this material could be taking there but is not cost effective and is not a good alternative.

**Harrild** asked a question from the chat: Would Roto Rooter, etc. stop dumping raw sewage on Galaway's land and take it all to compost?

**Mr. Willardson** stated that is private entity and this is not raw sewage being used.

**Mr. Richardson** stated there would be sewage drop site at the new facility that would accept the raw sewage to be treated.

**Harrild** asked a question from the chat: What was the plan for the solid waste material when the plan for the new sewer facility was developed? Benson uses septic systems.

**Mr. Hamud** stated it was always planned to design a plan for the solid waste material and this was what was decide to do.

**Harrild** asked a question from the chat: What are the setback requirements for composting? The full north side is Blue Spring Creek.

**Mr. Griffin** stated there are no setback requirements for composting but there are ways to mitigate runoff. The composting site has to be built to meet ground water protection requirements.

**Harrild** asked a question from the chat: how much sludge will be produced from the facility every day?

**Mr. Willardson** stated about 50 tons from the site every day.

**Harrild** state that the setback from open water for that creek for Cache County Code is 50 feet.

**Harrild** asked a question from the chat: Why not use the east side of the Eliason Property?

**Mr. Hamud** stated the east side of that property is slated for future expansion of the treatment facility site.

**Harrild** asked a question from the chat: How can the waste water project be so far along without the options of removing the waste be approved and figured out?

**Mr. Hamud** stated that the other option is to take it to the landfill but the composting option is the best option for all involved. It will be about 1 year before solids are produced from the plant.

**Harrild** asked a question from the chat: Will this work better than the one that Tremonton City tried and now they haul it to the garbage dump.

**Mr. Griffin** stated that Tremonton City hauls their solids to the dump and composts there. They started doing that when there wasn't any room at their facility.

**Harrild** asked a question from the chat: Will Roto Rooter be required to go to the new sewerage facility?

**Mr. Hamud** stated no they can still use the private facility but they will be given the option to use the new facility. Logan City can accept the sewage from Roto Rooter now but they choose to use the private business.

**Harrild** asked a question from the chat: What happens when the discharge canal that is used by the city plugs like it did last week?

**Mr. Hamud** stated as long as the City is made aware of it they are prepared to take care of the problem.

**Harrild** asked a question from the chat: Logan City destroyed the stream bank access on the north side of the polishing ponds; this is in direct violation of their conditional use permit. How will they preserve the stream bank access along Blue Spring Creek?

**Mr. Hamud** stated they will keep the access as it is now and should have no impact.

**Harrild** asked a question from the chat: Is there currently land in Logan City for this use?

**Mr. Hamud** stated no.

**Harrild** asked a question from the chat: how are you keeping the canal water out of the compost?

**Mr. Hamud** stated that currently the land is being flood irrigated by a farmer that leases the ground. When this operation is built that flooding will no longer happen. Runoff is required to be controlled so there will be no run off.

**Harrild** asked a question from the chat: what are operating/building costs and are there any plans of revenue?

**Mr. Richards** the estimate is currently \$5.2 million to improve the site. The waste water treatment facility will be charged to send the waste to this facility.

**Harrild** any anticipated revenue?

**Mr. Hamud** stated as for revenue, it depends on what you define revenue as. Yes, there will be revenue by selling the final product and charging for the green waste and waste water that is coming to the treatment plant.

**Harrild** asked a question from the chat: will the smell be worse than the polishing plan smells?

**Mr. Hamud** stated it will not.

**Harrild** asked a question from the chat: so that means you are going to allow hunting access to both sides of Blue Spring Creek unlike you have done on the north side of the polishing ponds?

**Mr. Hamud** stated no and that there are no hunting rights on the land where the polishing pond are located.

**Harrild** asked a question from the chat: How is it fair for Benson to have to deal with Galaway's and this solid waste facility?

**Mr. Hamud** stated this property was bought 20 years ago with the intention to use it for this type of use.

**Harrild** clarification from the chat: there is no irrigation of the property and there are no head gates there and all water is run off, is that correct?

**Mr. Hamud** stated Mr. Kunzler is the one leasing the property and would know that better than him. If he states there is no irrigation then there is no irrigation.

**Mr. Richardson** state the surface runoff is irrigation from other fields. The natural source is Blue Springs which is contained within in Blue Springs.

**Harrild** asked about the runoff and snow melt for the area.

**Mr. Hamud** most of it is snow melt. The clay material doesn't allow infiltration of the snow melt quickly into the ground. A wetland specialist will be hired to help determine what are wetlands and what is not.

**Harrild** asked questions from the chat regarding hunting and allowing hunting to the north of the ponds.

**Mr. Hamud** stated if the land is not owned by Logan City they can't do anything about hunting but any land owned by Logan City cannot be hunted on.

**Harrild** asked a question from the chat regarding flood irrigated properties and runoff.

**Mr. Hamud** the runoff will be diverted to other water ways in the area or held on the property.

**Sands** reminded the public to address their question during the public hearing to the Commissioners and not the proponent.

**07:23:00**

*Watterson* motioned open the public hearing; **Parker** seconded; **Passed 5, 0.**

**Tom Willmore** commented against the proposed use and stated the land has a very high water table throughout most of the year. This will affect those who use irrigation water in the area.

**Eve Davies** commented that Pacific Corp has received no notification or information for this project before tonight and that is concerning. Water quality is one of the main concerns; Cutler Dam is currently going through a re-licensure process and water quality is particularly concerning for that process. The Cutler Dam project has several parcels surrounding the Cutler Dam project that have special rules that have to be followed for the project.

**Harrild** asked a question from the comments regarding mosquito control.

**Christensen** commented that notice for property owners is 300 feet from the project and that could be why Pacific Corp wasn't notified.

**Harrild** stated they will look at notification and make sure Eve is notified going forward.

**07:36:00**

*Parker* motioned to close the public hearing; **Watterson** seconded; **Passed 5, 0.**

*Olsen* motioned to continue the Cache Valley Compost Facility for up to 90 days; **Watterson** seconded; **Passed 5, 0.**

**07:39:00**

### **#3 Public Hearing (5:45 PM): Fritz Tower Rezone**

**Zetterquist** reviewed the staff report for the Fritz Tower Rezone.

**Staff** and **Commissioners** discussed the location, the tower, and the reason for the rezone.

**Larry Soule** commented the tower was constructed in January of 2019 but he did not construct the tower. The tower is 40 feet tall and broadcasts internet and will eventually broadcast channel 15. He originally broadcasted out of Clarkston but there were issues. This is a great location for broadcasting.

**07:48:00**

*Parker* motioned to open the public hearing; **Christensen** seconded; **Passed 5, 0.**

**07:50:00**

*Olsen* motioned to close the public hearing; **Watterson** seconded; **Passed 5, 0.**

**Watterson** motioned to recommend approval to the Cache County Council for the Fritz Tower Rezone with the conclusions as written; **Olsen** seconded; **Passed 5, 0.**

**07:51:00**

### **#4 Public Hearing (5:55 PM): Dry Canyon Estates Rezone**

**Zetterquist** reviewed the staff report for the Dry Canyon Estates Rezone.

**Watterson** asked about annexation into Smithfield City.

**Brent Lawyer** stated that the property owners to the north and west have applied and been denied. However, some services have been extended.

**Todd Davies** stated he is the property owner to the north and does not have sewer but does have water through property he owns that is in Smithfield.

**Christensen** asked if annexation had been applied for.

**Mr. Lawyer** stated he talked with the city but did not apply.

**Christensen** asked if booster pumps had been talked about with the City.

**Mr. Lawyer** stated they did talk about booster pumps but there is insufficient pressure in that area. They are going through the process of applying for a well. After reviewing the conclusions and conditions, with regards to number 1, this would be smaller lots than what is in the area. It is our intent to ask Smithfield City to provide water and sewer for the subdivision.

**Sands** asked if Mr. Lawyer would consider seeking annexation.

**Mr. Lawyer** stated no because of the rejection of the surrounding property owners seeking annexation and being denied.

**07:59:00**

*Christensen motioned to open the public hearing; Olsen seconded; Passed 5, 0.*

**08:00:00**

*Parker motioned to extend the meeting for 30 minutes; Watterson seconded; Passed 5, 0.*

**Ted Stokes** commented regarding the gun range and safety for that gun range and the proximity of homes.

**Mr. Lawyer** stated he is aware of the gun range and that mishandling of firearms but gun owners tends to be rare. As far as proximity it does not seem to be an issue but if felt necessary a berm could be constructed.

**Mr. Stokes** stated that there is nothing within 700 feet at this point according to Google Earth.

**Thomas Burningham** commented in support of the development.

**08:08:00**

*Watterson motioned to close the public hearing; Olsen seconded; Passed 5, 0.*

**Staff and Commissioners** discussed the RU2 zone, septic tanks in the water recharge zone, infrastructure,

**Mr. Lawyer** stated the Bear River Health Department (BRHD) has been contacted and should not be an issue as long as the standards are met.

**Commissioners** discussed septic tanks.

*Christensen motioned to recommend denial to the County Council for the Dry Canyon Estates Rezone based on the conclusions and density; Parker seconded; Passed 4, 1 (Olsen voted nay)*

**08:20:00**

**#5 Public Hearing (6:10 PM): Mountain View Subdivision Rezone**

**Zetterquist** reviewed the staff report for the Mountain View Subdivision Rezone.

**Staff** and **Commissioners** discussed access, water, and size of lots in the surrounding area.

**Steve Krambule** commented on matching the surrounding area with lot size and access and asked about the private drive.

**Phillips** responded the spacing from road to road access is 300 feet and spacing can change depending on the use for private home or private road.

**Watterson** asked if annexation into Mendon City has been applied for.

**Mr. Krambule** stated no.

**08:30:00**

*Olsen motioned to extend the meeting for 10 minutes; Parker seconded; Passed 5, 0.*

**Harrild** asked a question from the chat: aren't the adjacent accesses limited to only 5 per road?

**Harrild** stated yes but additional review would need to be done.

**Phillips** stated there are some changes regarding paving the road for the number of homes on a private road but not the number of accesses.

**Jeremiah Workman** commented in opposition of the rezone due to water and irrigation.

**08:37:00**

*Parker motioned to open the public hearing and extend the meeting by 10 more minutes; Watterson seconded; Passed 5, 0.*

**Harrild** asked a question from the chat about using the existing private road. There would need to be permission granted from the existing subdivision to use the private road.

**Harrild** asked a question from the chat regarding width of access and the width of the access may be affected depending on the number of homes accessing the road. Those specifics will be addressed at a subdivision application.

**Mr. Krambule** commented on the narrow strip at the west end of the property and water.

08:41:00

*Parker motioned to close the public hearing: Watterson seconded: Passed, 5, 0.*

**Commissioners** discussed the RU2 zone, septic, and water.

*Olsen* motioned to recommend approval to the County Council for the Mendon View Subdivision Rezone with the stated findings of fact and conclusions; **Parker** seconded; **Passed 5, 0.**

**#6 Discussion: Amendments to Title 27 regarding a new use for a small-scale slaughter facility**

Removed from the agenda.

**Harrild** informed the Commission of what has been going on with the General Plan.

**Staff** and **Commission** discussed roads. The Council did vote to approve the changes discussed at the last meeting.

**08:52:00**

**Adjourned**