

**Beaver County  
Planning & Zoning Commission  
February 16, 2021  
6:30p.m.**

**Minutes**

Attendance: Drew Coombs- Chairman, Kolby Blackner, Don Noyes, Karianne Jarvis, Bryan Graham, Brandon Yardley, Brady Bradshaw, Jared Gillins representing the Zoning Department, Von Christiansen as Attorney and Kyle Blackner as Zoning Administrator.

Visitors: Paul Davis, Scott Albrecht, Chad Kelsey, Charlotte Dalton, Alex Mayer, Brady Carter, Rodney Carter, Kalie Stringer, Guyla Curtis, Betty Walker, Sharon Griffiths, David Griffiths, Caleb Evans, David Fairhurst, Tammy Fairhurst and Brandon Wiseman.

Called to Order at 6:30 p.m.

**MINUTES:**

A prayer was offered by Kyle Blackner and the Pledge of Allegiance was led by Drew Coombs. Minutes from the January 19, 2021 meeting were reviewed. Brandon Yardley made a motion to approve the minutes. Don Noyes seconded the motion. Kolby Blackner, Karianne Jarvis and Bryan Graham voted for, thus the motion passed unanimously. Brady Bradshaw arrived shortly thereafter.

**CONDITIONAL USE PERMIT:**

American Beef Producers Utah, LLC representatives, Paul Davis & Scott Albrecht, came before the board seeking a Conditional Use Permit for a Cattle Harvest Plant in Sec.2, T30S, R10W in a Multiple Use 20 (MU-20) District. The company's goal is to build a custom kill and cut facility in Utah to bridge the gap between independent producers and downstream food marketers to supply consistent, safe, quality products to the consumer. They are not planning to purchase the majority of their cattle for processing, but will take reservations for producers to ship their cattle for processing and then return the packaged product to them. Additionally, they would like to reserve one day a week to purchase local culled cattle to sell to existing markets, thus meeting the needs of the local producers. They plan to initially hire 50 employees who would harvest & process 100 head per day, 5 days per week, 250 days per year. As they expand to full capacity they would have approximately 90 employees harvesting 200 head per day. Organic cleaning solutions will be used to clean the facility daily and it has been designed to meet the need for social distancing of employees. The company has a purchase agreement for the proposed parcels, pending approval of the CUP and a Will Serve letter from Minersville Town where they are seeking to purchase water. Discharge liquid waste would tentatively be sent to the existing town sewer ponds and given to local farmers to disperse on their fields. A sewer study will be done by an engineer to see if the local sewer ponds will safely hold the discharge water. They are hoping a grant given to Beaver County will absorb the cost of the sewer study. If it will not, Paul Davis stated that he will pay for the study if need be. Mr. Albrecht believes the proposed location is fitting for this facility as it is near other agricultural related businesses and felt that through best practices, perceived public concerns of manure, smell and human waste would be mitigated.

Rocky Mountain Power will be supplying power and Dominion Energy will be providing the natural gas. The USDA and DEQ will have their own set of guidelines and protocol to follow. Two full-time health inspectors will be required to be on site daily. Solid waste will be sent to Kuhni and Sons in Levan, UT. Should they be unable to receive it, a contingency plan will be put in place. The proposed \$7,000,000 facility would bring an additional \$65,000 to the county tax base, 50-90 jobs to the community, and the additional water/sewer revenue to Minersville Town of approx. \$80,000 per year.

There were questions from board members about vested cattle producers, dust control, traffic, parking, a road maintenance agreement, local cattle prices, temporary housing, job training, management positions, etc.

The Conditional Use Permit that was previously issued to American Beef Producers Utah, LLC when they were planning to build such a facility near Beaver, UT in 2019 was reviewed. Brandon Yardley asked if we should require conditions such as adequate water and discharge permits to be in place. Zoning Administrator, Kyle Blackner, stated that would already be met under condition # 2, as the state would not allow them to proceed without both of them. Kolby Blackner stated a professional conflict as he also serves on the Minersville Town Council and they were in the process of working through these issues with the applicant. County Attorney, Von Christiansen stated that it was not a personal conflict, just a matter of serving on two different community boards, but thanked him for sharing the information.

Brandon Yardley made a motion to recommend the County Commission approve the CUP with the same conditions that were imposed on the previous permit. Don Noyes seconded the motion. Brady Bradshaw asked if the board felt a need to open the meeting for public comment. Chairman Coombs did not think it was necessary to open the meeting for public comment at this time, but suggested visitors take the opportunity to speak with the County Commissioners, if they had any concerns, as the P/Z board was only making a recommendation and the County Commissioners would be making the final decision. Brady Bradshaw, Bryan Graham, Karianne Jarvis and Kolby Blackner voted for, thus the motion passed unanimously.

### **WORK MEETING:**

Board Members reviewed the Simple Division (1 lot into 2) and Minor Lot Subdivision (up to 9 lots) applications. Mr. Blackner stated that the requirements for those applications have less stringent guidelines, because of existing road frontage, than those of subdivisions with 10 lots or more. The biggest difference in the larger subdivisions is the need to establish roads and provide more infrastructure for utilities and life safety standards. He would like to amend the ordinance to be able to approve Simple Division and Minor Lot Subdivision applications in-house, rather than bringing them before the P/Z Board. He feels that their time could be utilized more effectively on other zoning issues. After a few questions from board members and clarification from Mr. Blackner, Brandon Yardley made a motion to add this item to the next agenda, via ordinance and a public hearing. Brady Bradshaw seconded the motion. Karianne Jarvis, Don Noyes, Kolby Blackner and Bryan Graham voted for, thus the motion passed unanimously.

Mr. Blackner informed the board about an application for an amendment to a road easement in the West Village Subdivision. He explained that because it involved amending a road or easement, state law requires the public hearing to go before the legislative body, The Beaver County Commission, instead of the Planning/Zoning Commission.

Brandon Yardley made a motion to adjourn. Don Noyes seconded the motion. Bryan Graham, Brady Bradshaw, Kolby Blackner and Karianne Jarvis voted for, thus the motion passed unanimously.

The meeting concluded at 8:27 p.m.

Minutes approved on \_\_\_\_\_.

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Drew Coombs- Chairman