

**Beaver County  
Planning & Zoning Commission  
August 15, 2023  
6:30p.m.**

**Minutes**

Attendance: Karianne Jarvis- Chairman, Brady Bradshaw, Mitch Dalton, Darin Malchus, Cory Beebe, Jared Gillins-Deputy Zoning Administrator, Von Christiansen-County Attorney and Kyle Blackner- Zoning Administrator.  
Bryan Graham & Kade Blackner were not in attendance.

Visitors: Dave Challis, Ralph Watson, Suzanne Watson, Mike Riley, Ray Rollins, Tiffany Rollins, Dusty Wiseman, Michaela Wiseman, Don Roberts, Matthew Roberts & Jen Wakeland.

Called to Order at 6:30p.m.

**MINUTES:**

The Pledge of Allegiance was led by Darin Malchus. Minutes from the June 20, 2023 meeting were reviewed. Darin Malchus made a motion to approve the minutes. Mitch Dalton seconded the motion. Brady Bradshaw and Cory Beebe voted for, thus the motion passed unanimously.

**PUBLIC HEARING:**

Brady Bradshaw made a motion to open the public hearing for remarks concerning Ordinance 2023-07: Amending 9-5: Agricultural A-5 District. Darin Malchus seconded the motion. Cory Beebe and Mitch Dalton voted for, thus the motion passed unanimously. Zoning Administrator, Kyle Blackner, gave a brief overview of the need for this change, which has been in the works for several years. It will remove the more intrusive Conditional Uses from A-5 to protect the primary use in that district. Mr. Blackner shared a copy of the current code that listed the uses. As there were no comments from the gallery, Brady Bradshaw made a motion to close the public hearing. Mitch Dalton seconded the motion. Darin Malchus and Cory Beebe voted for, thus the motion passed unanimously. After a brief discussion among the board, Brady Bradshaw made a motion to recommend the County Commission Adopt Ordinance 2023-07 amending the changes to the Agricultural A-5 District. Mitch Dalton seconded the motion. Cory Beebe and Darin Malchus voted for, thus the motion passed unanimously.

**CONDITIONAL USE PERMIT:**

Dusty Wiseman, Co-Owner of Wiseman Farms LLC, and Dave Challis, Light Field Energy Representative, came before the board seeking a Conditional Use Permit for a ground mount solar array in Sec. 20, T28S, R11W in an Agricultural 20fm District (A-20fm). This project will generate power for their own use, offsetting the utility expenses on the farm. The several thousand panel project is just under 2MW and will cover over four acres of land with stationary panels that will face south continually. Mr. Blackner reminded the applicants that anything over 200KW requires a thousand (1,000) foot setback or written permission from the resident and suggested they take that into consideration with their design. The board inquired about; specific location, size, decommission plan, fencing, timeline, zoning and other solar projects nearby. The company plans to begin construction in September and finish over a few months' time.

A previously executed CUP, for the same use and similar location, was reviewed by all. Cory Beebe made a motion to recommend the County Commission approve the CUP with the same conditions. Mitch Dalton seconded the motion. Brady Bradshaw and Darin Malchus voted for, thus the motion passed unanimously.

**CONDITIONAL USE PERMIT:**

Rollins Construction & Trucking LLC Representative, Ray Rollins, came before the board seeking a Conditional Use Permit for a Crusher/Screeners in Sec. 14, T29S, R11W in an Agricultural 20fm District (A-20fm). The company has owned & operated a gravel pit in this location for decades, but a CUP is required for the temporary crusher/screeners. Questions were asked concerning; location, other similar operations nearby, hours of operation, the need for a road maintenance agreement, timeline, storage, client base, etc. A previously executed CUP for a crusher was reviewed by all. After some clarification, Brady Bradshaw made a motion to approve the CUP with the same imposed conditions. Mitch Dalton seconded the motion. Darin Malchus and Cory Beebe voted for, thus the motion passed unanimously.

**ASPEN CREST PREMIER PHASE II- FINAL PLAT APPROVAL:**

Bowman Asset Management Co-Owner & Developer, Shane Gadbaw, came before the board seeking Final Plat Approval of Aspen Crest Premier Phase II Subdivision in Sec. 36, T28S, R5W in a PUD District. He reported that they now have the feasibility study from the SWUPHD and they have made minor lot line adjustments to Lots 3 & 4. Mr. Blackner stated that all issues had been addressed and resolved. Cory Beebe made a motion to recommend the County Commission approve the Final Plat of Aspen Crest Premier Subdivision Phase II. Darin Malchus seconded the motion. Mitch Dalton and Brady Bradshaw voted for, thus the motion passed unanimously.

**BEAVER MOUNTAIN PARADISE SUBDIVISION PHASE 3- PRELIMINARY PLAT APPROVAL:**

Developer, Mike Riley and Engineer, Ralph Watson came before the board seeking preliminary plat approval for Beaver Mountain Paradise Subdivision Phase 3 in Sec. 2, T30S, R5W in a Forest Recreation District (FR). Mr. Riley provided history about the Sitla (Utah School & Institutional Trust Lands Administrator) property that was leased from the state by Arrowhead Investment Inc., a small, local corporation made up of several local families throughout Beaver, nearly fifty years ago. This land is located on Beaver Mountain near LeBaron Lake. The lease encompassed two hundred and fifty acres, a hundred and thirty of which were sub-divided/leased to others. Years later, the State of Utah leased an additional hundred and thirty acres to the company, and Mr. Riley began the subdivision process, bringing it to the preliminary plat approval stage as they installed the water system and roughed in the roads, etc. When the market dropped off they abandoned the plan, but are now ready to begin the process again with the same intention to sub divide/lease the property to others. Mr. Watson, when providing the details, said that he has never seen a better water system in a mountain subdivision. A well was drilled over five hundred feet to reach an aquifer of 400-500 gallons per minute. A one hundred-thousand-gallon concrete water tank was built and water lines ran to each lot. They have received water and septic approval from the state as the water rights are privately owned by the company. They intend to develop forty lots, each being a minimum of one acre, while some of them will be larger. The total acreage of Phase 3 is 57.26 including the fifty-six-foot-wide roads.

After much discussion, Cory Beebe made a motion to approve the preliminary plat of Beaver Mountain Paradise Subdivision Phase 3. Mitch Dalton seconded the motion. Brady Bradshaw and Darin Malchus voted for, thus the motion passed unanimously.

**CONDITIONAL USE PERMIT**

Roberts' Super Compost, LLC owners, Donnie Roberts & Matthew Roberts, came before the board seeking a Conditional Use Permit for a gravel pit & crusher in Sec.2, T30S, R10W in a Multiply Use District (MU-20) just northwest of Minersville Town limits. The material will be used onsite, as they need ten to twenty thousand ton of road base to build the roadways and parking lot for their fertilizer manufacturing plant. Their intention is to crush material in the rear of the parcel to obtain the gravel and then fill the hole with the topsoil that will be removed in the front. With the CUP, Mr. Roberts will have the option to bring in a crusher & crew, which would be more cost effective than purchasing from a local retailer. A draft that included conditions for both the gravel pit and the crusher/screener was reviewed and clarified before Brady Bradshaw made a motion to approve the CUP with the imposed conditions. Darin Malchus seconded the motion. Mitch Dalton and Cory Beebe voted for, thus the motion passed unanimously.

**WORK MEETING:**

Mr. Blackner suggested that we table Tiny Homes for a future meeting and mentioned that we will also be discussing Glamping & Dry Camping, as there has been a lot of interest in both of these recently. With that item tabled, board members took some time to inquire about other issues: enforcement of Road Maintenance Agreements (Zoning Officials & County Attorney); CUPs for drilling & mining; drilling currently happening within the county causing damage to roads and cattle guards; RMA video & agreements- moving forward we need to identify inner-department processes and coordinate accessible & long term storage.

Cory Beebe made a motion to adjourn. Mitch Dalton seconded the motion. Brady Bradshaw and Darin Malchus voted for, thus the motion passed unanimously.

The meeting concluded at 8:15p.m.

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

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Karianne Jarvis- Chairman