

**Beaver County
Planning & Zoning Commission
January 19, 2010
7:30 p.m.**

Minutes

Attendance: Robin Bradshaw Chairman; Dennis Miller, Roger Larsen, Steve Kinross, Jack McMullin, Scott Bealer, Rowland Yardley, Commissioner Billie Dalton, Scott Albrecht as Commission Assistant, Von Christiansen as County Attorney, Kyle Blackner as Assistant Zoning Administrator, and Craig Davis as Zoning Administrator

Visitors: Julia Moore, John Chartier, Paul Wright, Lary Carter, Tom Heaton, Mark Cox, Darin Myers, and Brian Zeppenfeld

Called to Order at 7:29 p.m.

MINUTES

The minutes from the May 20, 2009 meeting were read. Dennis Miller made a motion to approve the minutes with the changes discussed. Rowland Yardley seconded the motion. Motion passed unanimously.

John Chartier was there for the DEQ and introduced the new man, Paul Wright that will be over Beaver County.

ORDINANCE CHANGES

Craig Davis discussed adding 51a, 51b, 52 and 111a to the definitions; add excepting SFD's under Conditional Uses; in MU zone adding #3 under permitted uses and under CUP's adding 5a, 5b, and 10b; removing essential facilities from 12a; in A zones adding to #2 in permitted uses, adding 1b& 1c in conditional uses, removing #5 utility easements, removing essential facilities from #13, adding #17; under RE zone adding 2a in conditional uses, removing essential facilities from #9; replacing #8 with Public use in R zone; replacing #3 in FR zone with Public use; and replacing #8 in RM zone with Public Use. Dennis Miller made a motion to recommend the County Commission approve the above stated ordinance changes. Jack McMullin seconded the motion. Motion passed unanimously.

CONDITIONAL USE PERMIT

Tom Heaton, Mark Cox, Darin Myers and Brian Zeppenfeld were there from Rocky Mountain Power. RMP would like to expand the existing Cameron Substation near Beaver and construct approximately 10 miles of new, single-circuit 138kV transmission line from an existing line called the Minersville tap to Milford. They had maps and showed exactly where they would like to go, they need to get a BLM right of way, they discussed wildlife concerns, it is a \$17 million project, letters were sent to all property owners with in 1320ft in the A zones, the fence will be expanded at the Cameron Substation, Milford will not be able to grow without additional power, clean up and reseeding according to BLM standards, a State permit for stabilizing the ground,

easements, and the Milford Substation expansion has already been approved by Milford City. Jack McMullin made a motion to recommend the County Commission approve this CUP with the conditions that Rocky Mountain Power get the permit from the BLM, easements from affected property owners, put slats in the chain link fence around the Cameron Substation, reclaim the land according to SWPP standards, no power poles in the riparian area, and have mitigation for wildlife concerns. Roger Larsen seconded the motion. Motion passed unanimously.

ITEMS OF DISCUSSION

Jack McMullin and Scott Bealer each signed a letter stating that they would like to stay on the P&Z Board for another term.

They discussed Circle Four getting a Conditional Use Permit from Iron County to bury pigs. This is against some of the CUP wording from their Beaver County CUP's, the Commissioners are meeting with Iron County on Feb. 4th to express their concerns.. The P&Z board would like to send letters to the Iron County Commissioners and P&Z Board stating their concerns. They would like a letter sent to Circle Four asking them to come to the next P&Z meeting to discuss whether they are in violation of their CUP's.

Julia Moore is concerned about CUP's for Clark Bradshaw and Joe Penney. She thinks they are in violation. Craig will look into the matter.

There being no further business, the meeting was adjourned at 9:17 p.m.

Minutes approved on _____.

Robin Bradshaw, Chairman