

**Beaver County  
Planning & Zoning Commission  
January 21, 2009  
7:30 p.m.**

**Minutes**

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

Visitors: Julia Moore, Keith James, Ron Wunderlich & Bryan Harris

Called to Order at 7:28 p.m.

**MINUTES**

The minutes from the November 19, 2008 meeting were read and discussed. Rowland Yardley made a motion to approve the minutes. Scott Bealer seconded the motion. Motion passed unanimously.

Scott Bealer was excused from the board for a conflict of interest.

**CONDITIONAL USE PERMIT**

Gene Henrie was not there but Ron Wunderlich from Western Utah Copper explained what they wanted. Part of the gravel is for WUC and part for the roads at 1<sup>st</sup> Wind. Getting a road agreement with the County Commission, controlling the dust, 4.5 years for the 1<sup>st</sup> Wind project & hauling were discussed. Jack made a motion to recommend the County Commission approve the CUP, with the conditions that they get a road agreement with the County Commission and they control the dust. Dennis Miller seconded the motion. Motion passed unanimously.

Scott Bealer came back to the board.

**CONDITIONAL USE PERMIT**

Keith James was there, they looked at the map to see where it was in Sec. 18, T29S, R11W, it is about 3 acres, 65,000 yards of material, \$500,000 estimated project value, they need a development plan for where the crusher will sit, needing an Air Quality Permit, 48 letters were sent out to property owners within 2 miles, after 6 months of no use it needs to be reclaimed to BLM standards, a reclamation bond will be required, the hole will be 20-25ft. deep, covers on loads, and other information was handed out and discussed. Dennis Miller made a motion to recommend the County Commission approve the CUP with the conditions that they get their Air Quality Permit, a road agreement with the County, submit the development plan, they have a bond in place and if there are any problems with the loads being uncovered, they will be required to cover them. Jack McMullin seconded the motion. Motion passed unanimously.

**DISCUSSION**

Von Christiansen the County Attorney gave his opinion about Conflict of Interest, the members decide if there is a conflict, after a lively discussion it was the consensus of the board to continue doing things as we have been.

**ITEMS OF DISCUSSION**

Did Mount Holly's Development agreement have a time line for getting things done? The development agreement doesn't have a time limit, but the PUD has a 1 year limit so their time has expired.

The \$150,000 limit for a CUP before it goes to the County Commission was discussed, the board would like the limit to go up to \$250,000. A letter will be sent to the County Commissioners.

As there was no further business, Roger Larsen made a motion to adjourn at 8:30 p.m., Rowland Yardley seconded the motion. Motion passed unanimously.

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

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Robin Bradshaw, Chairman