

**Beaver County  
Planning & Zoning Commission  
April 19, 2022  
6:30p.m.**

**Minutes**

Attendance: Karianne Jarvis- Chairman, Don Noyes, Bryan Graham, Brandon Yardley, Brady Bradshaw, Jared Gillins-Deputy Zoning Administrator, Von Christiansen-County Attorney and Kyle Blackner- Zoning Administrator. Kolby Blackner & Mitch Dalton were not in attendance.

Visitors: Mark Whittlesey, Jackie Whittlesey, Dave Wheeler, Anna Wheeler, David Wecker, Mary Wignall, Danny Yardley, Lisa Hendrickson, Charles Casey Ross, Lee Hansen, Cyndi Hansen, and Mirreo Nelson.

Called to Order at 6:34 p.m.

**MINUTES:**

The Pledge of Allegiance was led by Don Noyes and a prayer was offered by Von Christiansen. Minutes from the February 15, 2022 meeting were reviewed. Bryan Graham made a motion to approve the minutes. Brady Bradshaw seconded the motion. Don Noyes and Brandon Yardley voted for, thus the motion passed unanimously.

Chairman, Karianne Jarvis, announced that the CUP Application for Beaver Valley Estates, LLC had been postponed for a month so it will not be discussed this evening.

**REZONEMENT:**

Blue Core Labs, Inc. Chief Operations Officer, Dave Wheeler, came before the board seeking an Amendment to the Zoning Map from Multiple Use (MU-20) to Central Development (CD) on some of their properties and those of their parent company, GFE Sustainable Inc., in Sections 12-14, T26S, R7W. He first spoke of the two Blue Core Labs' parcels which border both sides of Old Hwy 91 near the RMP substation, containing 71.82 acres. They plan to construct and operate a 130,000 square foot water packaging facility. Mr. Wheeler stated that the first two phases of this project would create 140 full-time, very good jobs for the county. Next, he spoke of GFE Sustainable's parcels that are further to the north, also bordering both sides of Old Hwy 91, where they plan to construct several large warehouses to stockpile their product on the West of the highway, thus ensuring long term availability to their customers. He stated that the well water on their property has a 7.22 pH level and a marvelous taste that is ideal for drinking and packaging, which they will do in Tetra Pak Prisma Aseptic containers. Additionally, Mr. Wheeler's company is under contract with RETHINK Brands to purchase them and integrate their products. They hope to dry in the facility before winter and anticipate the start of production in one year. County Attorney, Von Christiansen, asked for clarification on Central Development Districts and if we had any others in the county. Mr. Blackner explained that it is similar to a PUD because they allow for residential, commercial and light industrial amongst one another. He showed where some were located, around the Beaver North Interchange and near Milford, prior to being annexed into those jurisdictions.

Mr. Wheeler said that they realize there is an affordable housing shortage within Beaver County and GFE has set aside approx. eighty (80) acres (south of the packaging facility parcel and bordering the Forest Service to the East), for multifamily housing, single family dwellings & recreation facilities, thus provide employees with affordable housing and close proximity to their work. A zone change will be required for this purpose, but that request will come before the board at a later time.

Brandon Yardley made a motion to open the public hearing. Don Noyes seconded the motion. Brady Bradshaw and Bryan Graham voted for, thus the motion passed unanimously.

Lisa Hendrickson had a question about traffic and how that will impact the area. Mr. Wheeler stated that although he anticipated more traffic, it would be minimized by the warehouse storage, but couldn't anticipate an exact number at this time. Mirreo Nelson inquired about the location of the proposed homes/community. Mr. Wheeler pointed to the southern parcels of GFE, Inc and referenced the public lands near it, but in actuality it is the parcel to the west that borders the public lands on the east. As there were no further questions, Brandon Yardley made a motion to close the public hearing. Don Noyes seconded the motion. Bryan Graham and Brady Bradshaw voted for, thus the motion passed unanimously. After additional brief discussion, Bryan Graham made a motion to recommend the County Commission approve the zone change from Multiple Use (MU-20) to Central Development (CD). Brady Bradshaw seconded the motion. Don Noyes and Brandon Yardley voted for, thus the motion passed unanimously.

#### **CONDITIONAL USE PERMIT-EXTENSION:**

American Beef Producer's representative, Paul Davis, was unable to attend the meeting, so sent property owner, Danny Yardley, before the board to request a one-year extension on their Conditional Use Permit 2021-05. Mr. Yardley said the costs and availability of building materials has hindered any progress, but that he would like to give Mr. Davis the opportunity to see the project through. After minimal discussion and a review of the executed CUP, Brandon Yardley made a motion to approve the extension for Conditional Use Permit 2021-05 for one year, from today's date. Don Noyes seconded the motion. Brady Bradshaw and Bryan Graham voted for, thus the motion passed unanimously.

#### **WORK MEETING:**

County Resource Specialist, Keven Whicker, came to review/receive input from the board concerning suggested amendments to the Resource Management Plan. He explained that the RMP is a companion to the General Plan, focusing more on natural resources, and is an important tool used to stipulate our policies, guidelines and objectives to the Federal Government so that we can work in a cohesive manner. Brandon Yardley asked how much teeth the RMP has in conjunction with the BLM and Forest Service agencies. Mr. Whicker said that if those agencies are not in harmony with our state and county RMPs they would have to explain why and show cause for not doing so as part of the National Environmental Policy Act (NEPA) process. Additionally, the Federal Government seeks input from these local county cooperating agencies when making decisions that affect us. First, the board reviewed the Grazing section. As board member, Brandon Yardley, was not part of the original RMP, but had a vested interest as a cattle producer, he took the lead with providing suggestions and edits to the proposed amendments. Mr. Whicker provided clarification and input and other board members added recommendations where needed. Following those changes, there was further discussion about grazing and energy issues that have the potential to compound one another. It was suggested that they be addressed in both of those respective sections and conditions be imposed as needed.

Finally, the Mineral section was reviewed with only minor changes. As the meeting came to an end, Brandon Yardley asked if the board members could get the unapproved minutes two weeks following the meetings, as it was hard to remember all of the details from one meeting to the next, especially if we should skip a month. Zoning Administrator, Kyle Blackner, said that shouldn't be an issue.

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

The meeting concluded at 8:24 p.m.

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

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Karianne Jarvis- Chairman