

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, July 5, 2022 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Travis Hollingshead, David Albrecht, Jamie Smith, Debbie Smith and Ruben Vasquez. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. Public present Mary Wignall, Kolby Blackner, Jackie & Mark Whittlesey.

WORK MEETING Administrator Brown discussed with the board the agenda items for tonight. General Plan progressing along good. Mr. Barlow will be meeting with the board about his proposed Beef Harvesting Business, the property would need to be rezoned, deal with sewer, water, roads and electrical issues and bring the city a site plan for review. Board members asked questions about the agenda items.

GENERAL PLAN UPDATE 5:45 PM - Ryan Robinson from Rural Community Consultants zoomed with the board to give an update on the City's General Plan. He reviewed over mapping, future land use maps and roads, which he has been reviewing with Jones and DeMille. The board would like to see future roads in the master plan, incase of future growth. The plan revisions are coming from the surveys that the community did over the past several months.

WELCOME – Chairman Travis Hollingshead welcomed everyone to the meeting.

MINUTE APPROVAL After reviewing the minutes, Board Member Vasquez motioned to approve the minutes of June 7, 2022. Board Member Debbie Smith seconded the motion. All voted in favor. None opposed.

CONFLICT OF INTEREST STATEMENT – Travis Hollingshead declared a conflict of interest for the Peak Country Storage units.

PEAK COUNTRY STORAGE UNITS – Travis Hollingshead met with the board to discuss his proposed storage units at approx. 1557 North Hwy 357. He has a 5-acre piece of ground, (first phase will be 2 acres) 30 storage units to start, 6' fence with barbed wire on top, solar lighting, graveled ground inside the fenced in area, they will have trailer RV and boat storage available. Signage on the fence. Jason recommended the board review ordinances for next meeting to issue a conditional use for this business.

HENRY BARLOW BEEF HARVESTING BUSINESS INTRODUCTION – Beef Harvesting plant will be 42,000 square foot building and a separate covered holding barn. The proposal is to kill 120 head a day, which is 30 cattle per truckload or approximately 6-10 truckloads per day, plus outhaul trucks so a total of 15-20 per day. It will employ 120 employees, 15-20% will be management type. They will use 50plus acre feet per year of water, 72,000 gallons per day, but they will reuse water for such things as barn washing. Mr. Barlow proposes to use nitrogen rich water to sell to farmers who can put water on ag fields. They will work 5 days a week or possibly 4–10-hour shifts. The city will work with the State – Jennifer Robinson to make sure this is a process that will work with Beaver City sewer system. Mr. Barlow would like to fast track the business moving forward. He would like to start working on the project in 60 days after approval. To mitigate the smell, they will not do any rendering in Beaver, it will go to Cooney's. The property is currently zoned High Commercial and will need to be rezoned Central Development. Security, lighting and fencing will be part of the site plan that will need to be reviewed at next month's meeting.

Colby Blackner addressed the board about the Hyrum, Utah plant that is a comparison with what Mr. Barlow is wanting to do with his plant. Mr. Barlow said the reason why he changed from Richfield to Beaver, because of the location to I-15. Chairman Hollingshead asked Mr. Barlow to get his site plan to the board, so they can review it.

Mary Wignall with the Beaver County Journal asked about the sewer system and how he can hook into it. Mr. Brown has told Mr. Barlow that he has to get the sewer surveyed and a sewer study may have to be done to see if the lagoons will handle the volume.

The Planning & Zoning Board had no further business at this time. Board Member Albrecht motioned to adjourn the meeting and Board Member Vasquez second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:10 pm.

APPROVED – Travis Hollingshead
Planning & Zoning Chairman

ATTEST – Paula B. Fails
Secretary