

**Emery County Planning & Zoning
Meeting Minutes
February 12th, 2025 1:00 p.m.**

Join Zoom Meeting

<https://zoom.us/j/4353813570?pwd=NWduRIZzRCtGNUDnd1d0NkNNdmxIzZ09>

passcode:Emery

IN ATTENDANCE: Gary Arrington, Bart Cox, Tyler Jeffs, Jim Jennings, Commissioner Jordan Leonard, Natalie Olsen

EXCUSED: Bill Dellos and Bruce Wilson

VISITORS: Nicole Nielson

1. Welcome:

Gary welcomed all in attendance and opened the meeting.

2. Approval of the November 13th, 2024 Meeting Minutes:

Bart Cox made a motion to approve the minutes with a second from Tyler Jeffs. Voting was unanimous.

3. Discuss/Approve/Deny CUP for Derek Beagley:

Derek has been storing vehicles north of his house. He wants to use that property and start storing scrap metal and old cars on this property. He has put all the information on the CUP application. It is 41 acres. Tyler made a motion to allow Jim to move forward with the CUP and tell Derek the CUP is based on the following: He needs to 1. Protect the environment and neighbors 2. Cleanup of the property at the end of the business venture 3. Maximum number of tires 4. Maximum amount of oils and gases. approve the CUP with a second from Bart Cox. Voting was unanimous. Jim said he will send a letter out to Derek saying he's been approved with the above conditions once that goes out and everything looks good, a final approval will be sent.

4. Discuss/Approve/Deny New Board Members:

We have an application from Seth Manning. We need to figure out how many board members we need. The Planning Commission recommends Board members and then it gets taken to the Commission for approval in Commission meeting. Bart made a motion to approve Seth Manning as a new Board member. Seeing a lack of second on the motion we will table this and discuss it next month.

5. Discuss/Approve/Deny BioWest and the General Plan:

Jim said inside the General Plan there are certain categories and one of those categories is the Resource Management Plan which the state of Utah has asked every

county to have in their General Plan. Nicole showed everyone the state of Utah's Resource Management Plan to look at and get ideas. It's a way to work with Federal agencies to be more consistent with state and county plans.

Nicole with PLPCO: If you are willing to work on the County Resource Management plan first so PLPCO can contribute to that before the end of the fiscal year that would be helpful.

Jim suggested that we make sure we assist Nicole in spending PLPCOs money by the end of the June so asked that we discuss and approve to use PLPCOs \$10,000 first as we are doing the General Plan and start with doing the Resource Management Plan.

6. Discuss/Approve/Deny Using PLPCO funds first toward the BioWest Contract:

Tyler made a motion to approve using PLPCO funds first to pay Biowest for the Resource Management Plan with a second from Bart. Voting was unanimous.

7. Discuss Any other Business:

We will be moving March's meeting to 11:00am instead of 1:00pm. Commissioner Leonard said they are addressing the noise situation in Ferron. The company said they will be putting up a building to help with the noise.

Things are moving forward with Long Street in Green River and Cleveland Reservoir.

8. Adjourn:

Gary called the meeting adjourned for the day. The next meeting will be held March 12th at **11:00 am.**