

**Beaver County
Planning & Zoning Commission
February 28, 2023
6:30p.m.**

Minutes

Attendance: Karianne Jarvis- Chairman, Bryan Graham, Brady Bradshaw, Mitch Dalton, Darin Malchus, Kade Blackner, Cory Beebe, Jared Gillins-Deputy Zoning Administrator, Von Christiansen-County Attorney and Kyle Blackner- Zoning Administrator.

Visitors: Sheldon Byde, Pat Cullen, Brandon Law, Ryan Christensen & Jen Wakeland

Board members and staff introduced themselves to one another and welcomed new board members; Darin Malchus, Kade Blackner and Cory Beebe.

Called to Order at 6:31p.m.

BOARD ELECTIONS:

Chairman, Karianne Jarvis, asked for nominations for a new commission chairman. Bryan Graham made a motion to nominate Karianne Jarvis. Brady Bradshaw seconded the nomination. Mitch Dalton, Cory Beebe, Darin Malchus and Kade Blackner voted for, thus the motion passed unanimously.

Karianne then asked for nominations for a vice-chairman, to conduct the meeting when the chairman is not able to attend. Cory Beebe made a motion to nominate Bryan Graham. Mitch Dalton seconded the nomination. Kade Blackner, Darin Malchus, Bryan Graham and Brady Bradshaw voted for, thus the motion passed unanimously.

MINUTES:

A prayer was offered by Brady Bradshaw and the Pledge of Allegiance was led by Bryan Graham. Minutes from the November 15, 2022 meeting were reviewed. Brady Bradshaw made a motion to approve the minutes. Mitch Dalton seconded the motion. Kade Blackner, Darin Malchus, Cory Beebe and Bryan Graham voted for, thus the motion passed unanimously.

CONDITIONAL USE PERMIT:

Escalante Desert Resources LLC & FEC Development LLC representatives, Brandon Law & Pat Cullen, came before the board seeking a Conditional Use Permit for a Geothermal Exploration Project in multiple sections of T26/27S, R9W/10W in a Multiple Use District. Located eight miles northeast of Milford, adjacent to the FORGE site, it encompasses 6,000 acres of Federal Land with the possibility of incorporating additional private lands. The \$158,000,000.00, four-year project includes drilling & testing on as many as twenty-nine (29) well pads, with the potential for multiple wells on each pad. A 160-180 ft. high drill rig will drill sub surface wells ranging between 3,500 -12,000 ft. in depth and then they will be tested for geothermal reservoir productivity. The principal access roads (Antelope Point, Geothermal & Salt Cove) are established, but a “two track” road would require improvement and some new roads would be constructed to provide adequate access for large capacity vehicles and infrastructure.

All newly constructed roads would have cattle guards & gates installed for existing agricultural functions and be developed to construction standards. This project will bring some heavy truck traffic and smaller support vehicles to the unpopulated area, all of which will vary in number depending on the current phase & success of the operation. Both Federal (BLM) & Utah State Department of Natural Resources (DEQ & DWQ) will oversee the drilling for protection of surface and groundwater resources. NEPA Studies are underway and drilling permits are pending. Water for drilling will be sourced from high TDS ground waters within the geothermal field, not potable for human consumption or livestock. Additionally, the company is negotiating a lease of water that will fully account for their needs. Employees (Certified tradesman & the local workforce) will reside in temporary, on-site housing and/or available lodging within the county. The development will be done in two phases, with a projected completion timeline of 2026-2028 respectively. Should the project prove successful in locating sufficient natural resources, the company will return to the board in the future, seeking a Conditional Use Permit for development of a Geothermal Power Plant.

Board Members asked questions regarding FERVO's relationship with FORGE (They are independent of Forge, but doing similar projects), potential impact on cattle grazing and compromised AUMs (but these are ultimately the responsibility of the BLM), types of fencing; locations of new roads, routing of above ground pipelines, increased labor force during construction and operation, temporary housing, location of surface facilities, etc. Board members and applicants reviewed conditions on a project of similar scope and location. After brief discussion, Bryan Graham made a motion to recommend the County Commission approve the CUP with the imposed conditions before them. Darin Malchus seconded the motion. Cory Beebe, Mitch Dalton, Kade Blackner and Brady Bradshaw voted for, thus the motion passed unanimously.

CONDITIONAL USE PERMIT:

CYRQ Energy representative, Sheldon Byde, and Thermo No.1 BE-01, LLC plant manager, Ryan Christensen, came before the board seeking a Conditional Use Permit for an additional Geothermal Production Well in Sec. 32-33, T30S, R12W in a Multiple Use District. Mr. Byde provided the board with an updated map showing the well on Utah State Trust Lands. The water will be piped to their plant, which sits on property leases from Minersville Land & Livestock. The 7,800 ft. well will supply additional water to the existing, conventional, geothermal plant, thus allowing it to operate at peak capacity. In addition to drilling, the \$6,500,000 - \$8,000,000 project consists of road improvements, and approximately one mile of above-ground insulated steel pipe to bring the water to the existing plant and one mile of power line to run the well. Inquiries were made about pipeline & road locations, power recipients, cooling of the well field, temporary housing, construction traffic, and a Road Maintenance Agreement specific to the construction phase (3-6 months) of the project. Again, board members and applicants reviewed conditions on a permit of similar scope.

Cory Beebe made a motion to recommend the County Commission approve the CUP with the imposed conditions before them. Kade Blackner seconded the motion. Mitch Dalton, Brady Bradshaw, Bryan Graham and Darin Malchus voted for, thus the motion passed unanimously.

WORK MEETING:

Zoning Administrator, Kyle Blackner, thanked the board members for their preparation, enthusiasm, questions and willingness to serve. He provided all members with a copy of the Ground Rules Land Use Handbook that was referenced at the January Training and spoke of the ongoing changes that come through the State Legislature each year.

Next, he provided the board with a rough draft ordinance for Accessory Dwelling Units and shared a power point that explain both internal and detached units in more detail. After extensive discussion & questions, the boards assignment was to take the draft home, review it in detail and make note of any suggestions, concerns, contradictions, etc., so that we can compile a better draft at the next meeting. Mr. Blackner would like this to be the priority of our work meetings, anticipating that this will be a several month process until we have a final draft to bring to a public hearing.

Finally, he gave a brief overview of Cluster Tiny Homes, which could include nightly rentals, primary residences & secondary residences. It is the next ordinance he would like to address as a board so would like board members to become familiar with the concept and consider which districts would benefit from them and in what size, use, or combined use.

Kade Blackner made a motion to adjourn. Mitch Dalton seconded the motion. Darin Malchus, Brady Bradshaw, Bryan Graham and Cory Beebe voted for, thus the motion passed unanimously.

The meeting concluded at 8:30 p.m.

Minutes approved on _____.

Karianne Jarvis- Chairman