

**Beaver County  
Planning & Zoning Commission  
March 21, 2023  
6:30p.m.**

**Minutes**

Attendance: Karianne Jarvis- Chairman, Bryan Graham, Mitch Dalton, Darin Malchus, Kade Blackner, Cory Beebe, Jared Gillins-Deputy Zoning Administrator, Leo Kanell-Chief-Deputy County Attorney and Kyle Blackner- Zoning Administrator. Brady Bradshaw was not in attendance.

Visitors: Mark Whittlesey, Jackie Whittlesey & Jen Wakeland.

Called to Order at 6:34 p.m.

Chairman Jarvis asked how the board felt about opening with a prayer & pledge at the beginning of the meeting. After a brief discussion, Bryan Graham made a motion to discontinue the prayer and continue with the Pledge of Allegiance. Darin Malchus seconded the motion. Mitch Dalton, Kade Blackner and Cory Beebe voted for, thus the motion passed unanimously.

**MINUTES:**

The Pledge of Allegiance was led by Kade Blackner. Minutes from the February 28, 2023 meeting were reviewed. Mitch Dalton made a motion to approve the minutes. Kade Blackner seconded the motion. Cory Beebe, Darin Malchus and Bryan Graham voted for, thus the motion passed unanimously.

**WORK MEETING:**

Zoning Administrator, Kyle Blackner, passed out his newest draft of the Accessory Dwelling Unit ordinance and displayed the 9-13-25: Guest House Ordinance Chart on the screen. He explained that the Guest House Ordinance will be merged with the new ADU Ordinance (as it is technically a detached dwelling unit) and placed into a different section once completed. The board spent extensive time discussing and editing the draft to specify the differences between internal, long-term rental units inside of or attached to an owner's primary residence & detached units for either short-term or long-term rentals. There could be one internal dwelling unit and one external dwelling unit per parcel. Zoning District, uses, lot size, dwelling size, adequate septic & water, parking, number of occupants, complimentary aesthetics & building code compliance, are all factors to consider. There were concerns about ADU's in an Ag District and if it would hinder or limit the agricultural uses. Mr. Blackner reminded board members that an external ADU would require a CUP and that would protect the agricultural uses. There seemed to be more concern for short-term rentals, with the amount of turnover & traffic, than long term rentals (30 days or more). There was also the question of short-term rentals being a commercial venture and are they allowed in Ag Districts. Economic Development Director, Jen Wakeland, spoke of the huge Agro Tourism Industry and suggested that we consider all of the benefits associated with it. There were not the same concerns for ADUs in other zoning districts. There was discussion about perhaps allowing for an internal ADU in A-5 zones as most are not used for Ag purposes, and only allowing for external ADUs in larger Ag Districts (A-10 & A-20).

Repeatedly, there were concerns expressed about how this ordinance might restrict and/or benefit the landowner. There is a tremendous need for housing, specifically cost effective housing, state wide. ADUs would benefit elderly parents, grown children, housing for the workforce throughout the county and/or tourists, as well as providing additional income for the property owner. While all of these are advantageous, we don't want to integrate them at the expense of the neighboring landowners, so are trying to take everything into consideration.

We then moved onto a brief discussion of Tiny Home Cluster Subdivisions for short-term tourism rentals and/or primary residents. Mr. Blackner would like the board to consider which areas & districts of the county they would be of most benefit.

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

The meeting concluded at 8:33 p.m.

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

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Karianne Jarvis- Chairman