

**Beaver County
Planning & Zoning Commission
April 18, 2023
6:30p.m.**

Minutes

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

Visitors: Jackie Whittlesey, Mark Whittlesey, Jen Wakeland, Cory Jones and Garth Larsen.

Called to Order at 6:36p.m.

MINUTES:

The Pledge of Allegiance was led by Bryan Graham. Minutes from the March 21, 2023 meeting were reviewed. Bryan Graham made a motion to approve the minutes. Cory Beebe seconded the motion. Darin Malchus and Brady Bradshaw voted for, thus the motion passed unanimously.

CONDITIONAL USE PERMIT:

Energy & Geoscience Institute Representatives, Clay Jones and Garth Larsen, came before the board seeking a Conditional Use Permit to construct a deep, deviated well (to act as a production well) and temporary housing at the Utah FORGE geothermal laboratory site in Sec 32, T26S, R9W in a Multiple Use (MU-20) District. Clay Jones provided a power point which showed the location of the new well, in proximity to the original well, a site plan (layout for the sump, supplies, temporary housing, etc.), seismic activity, temperatures and project timeline. Site Manager, Garth Larsen, was able to answer questions regarding the monitoring and safety protocol for seismic activity or gases emitted from the earth. The FORGE project is solely for the purpose of gathering data and their need for water is minimal. The plan is to use the dry, hot rock rather than water to provide the steam to generate electricity. A small amount of surface temperature water is injected and return water surfaces at 220 degrees F. Developers will utilize this data to drill additional wells and, if feasible, construct a power plant. The drilling will start on April 23rd with a short-term workforce of fifty (50) employees and will take approximately ninety (90) days to complete. Temporary housing will be brought in to house the majority of the workers, while contractors will be housed in Milford City. Once complete, most temporary housing will be moved off site, with one unit remaining to be used as a research/visitor center for subsequent projects. They hope to attach a fiber optic cable to the exterior well casing to measure deep, subsurface activity, but it is a difficult task. The cost of drilling and contractor services is estimated at \$19,000,000 and if successful, the project will be the first in the industry to connect two deviating wells in this manner. Current funding, from the Department of Energy, is guaranteed through 2025 with the potential for additional funding through 2032.

After the presentation and a few questions, the board and applicants reviewed the CUP that was issued for their most recent project and a draft for this new project. Brady Bradshaw made a motion to recommend the County Commission approve the CUP with the draft conditions before them. Bryan Graham seconded the motion. Brady Bradshaw and Darin Malchus voted for, thus the motion passed unanimously.

WORK MEETING:

First, Zoning Administrator, Kyle Blackner, provided a summary of the newest ADU draft changes. He had converted the previous three tables into one, to easily identify the options/limitations for internal and detached ADUs within each zoning district. He explained some issues regarding R-10k, R-12k and R-20k districts and the need to potentially eliminate the smallest two (10k & 12k) from the zoning map. Darin Malchus inquired about getting a zoning map and Kyle said he would send them to all of the board members. There was additional discussion about: A manufactured home on a permanent foundation can be used as a detached ADU, but not for an internal ADU as they are not designed with the structural integrity to accommodate additions; mobile home (single wide trailer) -vs- manufactured home (modular or double wide); flag shaped lots, etc. Mr. Blackner asked if the board was ready to bring this to a public hearing at our next meeting or had a desire to review it once more. Bryan Graham felt that it would be good to have input from those who were not in attendance, so suggested we review it again at the May meeting. The board was given the assignment to read over the last two pages to see if they felt the need to include or delete the “Detached ADU Conversions” section from the ordinance.

Next, Strategic Services Director (Economic Development & Tourism), Jen Wakeland, provided her insight on Tiny Homes, asking the board to consider the benefits for both the residents and the tourists. She suggested that we envision strategically placing Tiny Homes as ADUs to be used as Short Term Rentals, allowing dream vacation opportunities for urban dwellers to spend a week living in our rural setting. Additionally, they provide for flexibility as they can also be used for long term rentals or extended family, while providing additional financial benefits to the property owners. Mr. Blackner thanked Mrs. Wakeland and echoed the need for and benefits of Tiny Homes, both individually and in clusters. He is going to send board members a few maps to help them select the best locations for Tiny Home Cluster Subdivisions. We would then decide if we need to create a new district, similar to PUDs, or just add them as conditional uses in the current districts, (with the exception of commercial & industrial). These subdivisions could be used for nightly rentals, long term rentals, primary dwellings, or a mixed use of all three.

Finally, Mr. Blackner provided board members a handout of proposed A-5 District use revisions, both permitted and conditional, that would bring the district into harmony with the existing uses, primarily those of residential dwellings and remove the intensive uses that are more suited to the A-10 & A-20 Districts. The board’s assignment is to review the handout and come back prepared to discuss which of those uses should be included or excluded, and consider the need for additional ones that might be in the residential districts.

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

The meeting concluded at 8:14 p.m.

Minutes approved on _____.

Karianne Jarvis- Chairman