

**Beaver County  
Planning & Zoning Commission  
June 20, 2023  
6:30p.m.**

**Minutes**

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

Visitors: Jackie Whittlesey, Mark Whittlesey, Teresa Bunting, Mitch Bunting, Shane Gadbow and Jen Wakeland

Called to Order at 6:30 p.m.

**MINUTES:**

The Pledge of Allegiance was led by Bryan Graham. Minutes from the May 16, 2023 meeting were reviewed. Bryan Graham made a motion to approve the minutes. Kade Blackner seconded the motion. Karianne Jarvis and Darin Malchus voted for, thus the motion passed unanimously.

**PUBLIC HEARING:**

Kade Blackner made a motion to open the public hearing for Ordinance 2023-06: An Ordinance Establishing 9-21: Accessory Dwelling Units & Incorporating 9-13-25: Guest Housing. Bryan Graham seconded the motion. Darin Malchus and Karianne Jarvis voted for, thus the motion passed unanimously. Mark Whittlesey inquired if the ordinance would cover trailers and confirmed that this was the secondary dwellings ordinance we have been discussing for the last several months. Zoning Administrator, Kyle Blackner, clarified that it did not include travel trailers and provided a brief summary. Strategic Development Director, Jen Wakeland, thanked the board for all of their time and attention to this topic and ordinance. She is grateful for this ordinance that will help shape the future trajectory of Beaver County. As there were no further comments, Darin Malchus made a motion to close the public hearing. Kade Blackner seconded the motion. Karianne Jarvis and Bryan Graham voted for, thus the motion passed unanimously.

Bryan Graham made a motion to recommend the County Commission adopt Ordinance 2023-06. Darin Malchus seconded the motion. Kade Blackner and Karianne Jarvis voted for, thus the motion passed unanimously.

**ASPEN CREST PREMIER PHASE II- PRELIMINARY PLAT APPROVAL:**

Bowman Asset Management Co-Owner & Developer, Shane Gadbow, came before the board seeking Preliminary Plat Approval of Aspen Crest Premier Phase II Subdivision in Sec. 36, T28S, R5W in a PUD District. It is a small, eight lot, residential subdivision, adjacent to his other subdivisions and will complete the neighborhood located in the heart of the ski area. Mr. Gadbow explained that he has met all of the requirements for preliminary plat approval, except for the Septic Feasibility Study, which is still pending due to the record breaking snowpack on the mountain this year. Due to the limited access, he was granted a deferred submittal from the zoning administrator and will provide that at Final Plat Approval.

Each half-acre lots will have its own septic system and fire hydrants will be dispersed throughout the subdivision. Elk Meadows Special Service District will provide the water and infrastructure for it. (EMSSD is in the process of upgrading the current culinary water system and developing an additional spring.) The road is private and will be maintained by the owners.

After setbacks were addressed, Bryan Graham made a motion to approve the preliminary plat of Aspen Crest Premier Phase II, with the Septic Feasibility Approval. Kade Blackner seconded the motion. Karianne Jarvis and Darin Malchus voted for, thus the motion passed unanimously.

#### **MINERAL VIEW ESTATES- FINAL PLAT APPROVAL:**

Mitch and Teresa Bunting came before the board seeking Final Plat Approval of their Mineral View Estates subdivision in Sec. 2, T29S, R7W in an Agricultural 5 (A-5) District.

Mr. Bunting stated that the subdivision was created with his parents' trust. Although they are in an A-5 District, the primary use will be for residential single family dwellings with the secondary use for animals and small scale agricultural purposes. Mr. Blackner took a few minutes to bring new board members up to speed on the subdivision, as they were not part of the preliminary stage or rezonement. They have a twenty (20) foot wide easement from the North Creek Road to the property line. They will build a private gravel road to construction standards for the location, size and proximity to others. The road will be maintained by the owners through the POA. Fire suppression is not required due to the larger lot size, but they plan to install two hydrants along with the other infrastructure. Water will be provided by a community well that has a hundred (100) foot protection area.

Bryan Graham made a motion to recommend the County Commission approve the Final Plat of Mineral View Estates. Darin Malchus seconded the motion. Kade Blackner and Karianne Jarvis voted for, thus the motion passed unanimously. Mr. Bunting will complete the infrastructure and then return for Final Plat Approval from the County Commission.

#### **WORK MEETING:**

Deputy County Attorney, Leo Kanell, arrived at 7:05pm following a previous commitment. Mr. Blackner asked the board about the A-5 District amendments- if they felt the draft was ready to go to a public hearing? It was the consensus of the board members that we should move forward, as the absent board members would have an opportunity to voice any concerns, opinions or questions at the public hearing. Darin Malchus made a motion to bring the A-5 District amendments, to a public hearing at our August Meeting (no P/Z meeting is held in July). Kade Blackner seconded the motion. Karianne Jarvis and Bryan Graham voted for, thus the motion passed unanimously.

Mr. Blackner said, that if time allows, we will likely be discussing Glamping at our August meeting, as there have been so many inquires over the last few months. He anticipates a full agenda in August and hopes to have all board members in attendance as there will be many issues to discuss and take action on. We will provide the information to the board, as it becomes available to us, so that it will allow them sufficient time to review it.

Kade Blackner made a motion to adjourn. Darin Malchus seconded the motion. Bryan Graham and Karianne Jarvis voted for, thus the motion passed unanimously.

The meeting concluded at 7:16 p.m.

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

\_\_\_\_\_  
Karianne Jarvis- Chairman