

**Beaver County
Planning & Zoning Commission
June 21, 2022
6:30p.m.**

Minutes

Attendance: Karianne Jarvis- Chairman, Kolby Blackner, Don Noyes, Brandon Yardley, Jared Gillins-Deputy Zoning Administrator, Von Christiansen-County Attorney and Kyle Blackner- Zoning Administrator. Brady Bradshaw, Mitch Dalton and Bryan Graham were not in attendance.

Visitors: Mitch Bunting, Teresa Bunting, Jackie Whittlesey and Mark Whittlesey.

Called to Order at 6:32p.m.

MINUTES:

A prayer was offered by Karianne Jarvis and the Pledge of Allegiance was led by Von Christiansen. Minutes from the May 17, 2022 meeting were reviewed. Kolby Blackner made a motion to approve the minutes. Don Noyes seconded the motion. Brandon Yardley voted for, thus the motion passed unanimously.

MINERAL VIEW ESTATES- PRELIMINARY PLAT APPROVAL:

Mitch and Terri Bunting came before the board seeking preliminary approval of their Mineral View Estates subdivision in Sec. 2, T29S, R7W in an Agricultural 5 (A-5) District. The subdivision consists of six lots with four acre feet of water to divide amongst them. The Buntings are reserving lot #5 for themselves with plans to sell the remaining five lots. There is a deeded twenty-foot ingress easement, but they are looking to obtain a larger one from the neighboring landowner to provide adequate ingress for development of the subdivision. Additionally, they may need permission from the Army Corp. of Engineers to implement an adequate crossing over North Creek, into the subdivision. At Von Christiansen's request, board members looked at the county overlay map to view the area in relationship to its surrounding. Zoning Administrator, Kyle Blackner confirmed that once Preliminary Plat Approval had been granted, the Buntings could start working on their Well Permitting and line up drillers for the project. After more discussion to verify all requirements had been met, Brandon Yardley made a motion to approve the Preliminary Plat for Mineral View Estates. Don Noyes seconded the motion. Kolby Blackner voted for, thus the motion passed unanimously.

WORK MEETING:

County Resource Specialist, Keven Whicker, came before the board to obtain feedback on proposed edits to the Resource Management Plan. There was a brief review of the Energy section where additions were made to mirror those changes recently made in the Grazing section. It was also suggested that we add "However" to the beginning of III. Policies and Guidelines #4, to clarify Beaver County's position; That existing uses take priority over new development. Furthermore, Keven suggested that we add some language about requiring decommission/closure plan for these energy projects. Board members were in agreement with all of these changes.

Next, was the new Pipeline and Infrastructure section which include maps of the major electrical transmission lines and natural gas pipelines, as well as information regarding oil, hydrogen and water pipelines as well as telecommunication/fiber optic lines. After some discussion, Brandon Yardley suggested that we add “Recharge” to II. Objectives 3.E. and Keven Whicker suggested Adding “within Beaver County” to II. Objectives 2.B. Again, all board members were in agreement. Mr. Whicker will make the additional edits and then all proposed changes, along with the new section, will be available to the community for review prior to a Public Hearing in August where we will adopt the General Plan to include these amendments to the Resource Management Plan.

Mr. Blackner gave a brief overview of the remaining work items and suggested that we discuss them at a future meeting as it would be most beneficial to review when everyone was in attendance. Brandon Yardley made a motion to adjourn. Don Noyes seconded the motion. Kolby Blackner voted for, thus the motion passed unanimously.

The meeting concluded at 7:32 p.m.

Minutes approved on _____.

Karianne Jarvis- Chairman