

**Beaver County
Planning & Zoning Commission
August 17, 2021
6:30p.m.**

Minutes

Attendance: Drew Coombs- Chairman, Kolby Blackner, Don Noyes, Karianne Jarvis, Bryan Graham, Brandon Yardley, Brady Bradshaw, Jared Gillins representing the Zoning Department, Von Christiansen as Attorney and Kyle Blackner as Zoning Administrator.

Visitors: Rodney Carter, Trisa Carter, Mary Wignall & Scott Nichols

Called to Order at 6:30p.m.

MINUTES:

A prayer was offered by Chairman, Drew Coombs and the Pledge of Allegiance was led by Brady Bradshaw. Minutes from the June 15, 2021 meeting were reviewed. Bryan Graham made a motion to approve the minutes. Brady Bradshaw seconded the motion. Karianne Jarvis and Kolby Blackner voted for, thus the motion passed unanimously.

Brandon Yardley & Don Noyes arrived at 6:35pm

CONDITIONAL USE PERMIT:

Ormat Nevada, Inc. Representative, Scott Nichols, came before the board seeking a Conditional Use Permit for Drilling and Testing of Geothermal Wells, Access Road Construction and Temporary Housing in multiple sections of T26&27S, R9W in a Multiple Use (MU) District. He provided a detailed power point presentation. This Bailey Mountain Geothermal Exploration Project is located on approx. 1,890 acres in Beaver County on BLM land and sits about four miles north of Milford, Utah, near the existing Blundell Plant. The \$14,469,000 project will include the drilling and short/long term testing of up to 20 wells, each of which will be erected on a leveled well pad that is approx. 300' x 300' and reserve pits will be constructed for temporary storage of water, drill cuttings, mud and well fluids. The reserve pits will be fenced to prevent access by persons, wildlife or livestock. They are anticipating onsite, self-contained temporary housing for the 10-18 members of the drilling crew and road improvements /construction to accommodate the equipment that will be hauled on tractor/trailers and small trucks. A reclamation plan was explained in detail. This exploratory project is anticipated to last approx. two years. If successful, the end goal would be to develop and own the power plant to sell power to another entity. A concern was raised about the possibility of earthquakes triggered by the drilling. Mr. Nichols explained that the pressure levels do not change during the drilling process. Board members inquired about the interest in this specific location, protections for the nearby Blundell Plant so that they are not adversely affected, what other permits that are needed and which ones have been started, effects on local grazing/springs, the proximity of wells to one another, integrity of equipment, well diameter & depth, surface and ground water monitoring, water rights-vs-mineral rights, seismic activity, accessible road materials, etc. Mr. Nichols provided sufficient information for all of those question and concerns.

Chairman, Drew Coombs, asked to review the conditions imposed on a recently issued permit for drilling & testing in the same area. Brandon Yardley had concerns about designating specific locations for drilling and the need for future water rights. Mr. Blackner reminded him the water would be a necessity for future development, but not for this exploratory one, as water could be hauled/purchased for this drilling/testing. Bryan Graham made a motion to recommend the County Commission approve the CUP with the same imposed conditions. Brady Bradshaw seconded the motion. Karianne Jarvis, Don Noyes and Kolby Blackner voted for. Brandon Yardley was opposed, thus the motion passed 5-1

WORK MEETING:

Zoning Administrator, Kyle Blackner, shared the new state law, Senate Bill 130, regarding Concentrated Animal Feeding Operations Act (CAFOs). Future CAFOs will now be located by the designated criteria outlined in the bill. Drew Coombs inquired if the state has the authority to require Beaver County to follow these new guidelines, as we already have an ordinance in place. Mr. Blackner stated that yes, we are required to follow the state specific criteria to designate areas for CAFOs. Attorney, Von Christiansen reiterated that the State Legislature is the Land Use authority. Board members reviewed the guidelines and definitions. Mr. Blackner explained that this new law does not affect any existing CAFOs, but will affect the location of future ones. As a board, we must decide if we want to continue to regulate CAFOs and if so, we need to designate areas for them under these specific criteria. There was considerable discussion and strong feelings about if they wanted to regulate it, how to approach this task, and how much time/energy they should devote to it, as the boards' recommendation was not accepted the last time. Board members briefly reviewed our current ordinance 9-5-6 and asked for it to be sent to them for further examination. The item was tabled for future discussion.

Finally, the board reviewed a draft version of Guest House square footage for a future ordinance revision. Guest House would replace the term Secondary Dwelling and the size/locations would be specific to the zoning district & parcel size. After brief discussion, the item was tabled for future discussion.

Mr. Blackner informed board members that we need to reschedule the September P/Z Meeting to the 4th Tuesday, September 28th. We will post the change of date in the local paper, prior to the originally scheduled meeting.

Brandon Yardley made a motion to adjourn. Don Noyes seconded the motion. Brady Bradshaw, Bryan Graham, Kolby Blackner and Karianne Jarvis voted for, thus the motion passed unanimously.

The meeting concluded at 8:43 p.m.

Minutes approved on _____.

Drew Coombs- Chairman