

**Beaver County
Planning & Zoning Commission
September 19, 2023
6:30p.m.**

Minutes

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

Visitors: Clay Jones, Jackie Whittlesey, Mark Whittlesey, Bryan Harris & Jen Wakeland

Called to Order at 6:30 p.m.

MINUTES:

The Pledge of Allegiance was led by Brady Bradshaw. Minutes from the August 15, 2023 meeting were reviewed. Daren Malchus made a motion to approve the minutes. Cory Beebe seconded the motion. Mitch Dalton, Brady Bradshaw and Kade Blackner voted for, thus the motion passed unanimously.

CONDITIONAL USE PERMIT:

Energy & Geoscience Institute at the University of Utah (FORGE) representative, Clay Jones, came before the board seeking a Conditional Use Permit to drill an 800 ft.' deep well, construct a water treatment facility, storage tanks and pipeline to supply make up water during long-term circulation testing in Sec. 32, T26S, R9W in a Multiple Use (MU-20) District. This project will be on the existing Utah FORGE geothermal laboratory site located 10 miles northeast of Milford. FORGE has filed a fixed-time water right change application with the Utah Division of Water Rights to extend their water right until 2033. The treatment facility is required to remove oxygen and dissolved solids from the non-potable groundwater, to reduce corrosion and limit the precipitation of solids in the sub-surface. This \$700,000 project will take approximately three months to complete and they are planning to start in October. Mr. Jones shared a brief power point outlining the project since 2021 and how this phase fits into the ongoing research project of gathering data to share with commercial companies to produce and harness the geothermal power to sell on the open market. Questions were asked regarding; the amount of water that will be needed, subservice water temperatures, percentage of water loss (perhaps 5-10%), well depth, closer plan, etc. Mitch Dalton asked why a CUP was required to drill the well. Zoning Administrator, Kyle Blackner, stated that our ordinance requires one for the drilling of energy related products, but one would not be required for a residential or agricultural well. All reviewed the imposed conditions on the current FORGE permit, 2023-04. Mr. Jones stated that there is a bond required by the Utah Division of Water Rights for every well drilled and it should cover the cost of plugging the well if it is abandoned.

After some clarification, Mitch Dalton made a motion to recommend the County Commission approve this new CUP, 2023-15, with the same imposed conditions. Kade Blackner seconded the motion. Cory Beebe, Brady Bradshaw and Darin Malchus voted for, thus the motion passed unanimously.

CONDITIONAL USE PERMIT UPDATE:

Bryan Harris, Longroad Energy representative, came before the board to deliver a progress update on their Milford Solar Phase II, LLC Conditional Use Permit 2019-07. As production was delayed due to supply chain issues and the cost of materials, they are planning to amend the application because they would like to do a 50% larger project, increasing from a 200 megawatts to 300 megawatts that would cover approximately 2,625 acres. (To comprehend the size & scope of this project, all existing solar projects combined, throughout Beaver County, produce approximately 340 megawatts.) Because they are amending the application and the footprint has changed, they also need to amend the Environmental Assessment Report (EAR) to reflect those changes. An Open House was held in Milford City on Sept. 14, 2023 and the link to the EAR was added to the Beaver County website on September 18th as it is their desire to provide updated information and obtain feedback from the public about the changes. Mr. Harris plans to return next month with the amended application to include all changes that he discussed this evening. He asked Mr. Blackner if a public hearing could be held at the October P/Z meeting to provide an additional opportunity for the public to voice any concerns about the EAR. Mr. Blackner said we could. General questions were asked concerning construction timeline, location, number of temporary employees, cost, increased value, expansion of energy production throughout the nation, etc. Mr. Harris will provide more detailed information at the October meeting when he brings the amended application before the board.

WORK MEETING:

Mr. Blackner, first provided an update for Ordinance 2023-07: Amending the A-5 District. It had gone before the county commission and although they were supportive of it, they are asking that we establish definitions for; Hobby Farms, Grazing & Grazing Livestock, to add to our county code. He provided some proposed definitions for the board to review and there was extensive discussion/suggestions, which they will review again, at the next meeting. Mr. Blackner stated that the board would be spending some time reviewing and updating definitions over the next few months as some are missing, outdated, no longer applicable, or new concepts.

Kyle then provided the board with a copy of a Glamping Ordinance and a Recreational Park Ordinance from nearby counties, asking the board to take them home, review them at length, and provide feedback at the next meeting. He is suggesting that they could merge the best parts of them to create one Glamping/Tiny Home Parks in a Recreational Area Ordinance, specific to transient/short-term stays on easily accessible roadways. The question remains; Would it be a use in specific districts or an overlay county wide? An additional ordinance for Tiny Homes as Residential Dwellings, both individually and within Cluster Subdivisions, will be addressed at a future time.

Kade Blackner made a motion to adjourn. Brady Bradshaw seconded the motion. Cory Beebe, Mitch Dalton and Darin Malchus voted for, thus the motion passed unanimously. The meeting concluded at 7:57 p.m.

Minutes approved on _____.

Bryan Graham- Acting Chairman