

**Beaver County
Planning & Zoning Commission
June 15, 2021
6:30p.m.**

Minutes

Attendance: Drew Coombs- Chairman, Don Noyes, Bryan Graham, Brandon Yardley, Brady Bradshaw, Jared Gillins representing the Zoning Department, Von Christiansen as Attorney and Kyle Blackner as Zoning Administrator.
Kolby Blackner and Karianne Jarvis were not in attendance.

Visitors: Robyn Shoaf, Billy Sorenson and Shane Gadbow

Called to Order at 6:31 p.m.

MINUTES:

A prayer was offered by Von Christiansen and the Pledge of Allegiance was led by Bryan Graham. Minutes from the May 18, 2021 meeting were reviewed. Don Noyes made a motion to approve the minutes. Brandon Yardley seconded the motion. Brady Bradshaw and Bryan Graham voted for, thus the motion passed unanimously.

PUBLIC HEARING:

Board members reviewed the proposed drafts to amend 9-17-12: Revocation of Conditional Use Permit. The pros and cons of each draft were discussed and the benefit of a timeline was established. Brady Bradshaw made a motion to open the public hearing for comment. Bryan Graham seconded the motion. Don Noyes and Brandon Yardley voted for, thus the motion passed unanimously. As there was no one in the gallery to provide input, Don Noyes made a motion to close the public hearing. Bryan Graham seconded the motion. Brandon Yardley and Brady Bradshaw voted for, thus the motion passed unanimously. After an addition to the draft language, Brady Bradshaw made a motion to recommend the county commission adopt Ordinance 2021-07 with the addition to draft #3. Bryan Graham seconded the motion. Brandon Yardley and Don Noyes voted for, thus the motion passed unanimously.

CONDITIONAL USE PERMIT:

Brandon Yardley excused himself from the quorum. RS Energy representative, Billy Sorenson, addressed the board via phone call, seeking a Conditional Use Permit for a ground-mount solar array to generate power for an existing well in S19, T28S, R10W in an Agricultural 20fm District. The 356kw project of 870 panels that span 40,000 sq. ft. has a valuation of just over one million dollars. It will be located in the SW corner of the pivot, nearest the irrigation well. Work is scheduled to begin later this year and should take approximately 6 months to install. Board members looked at the current location and reviewed the previously issued permit for a different location. As they felt the same conditions would suffice, Brady Bradshaw made a motion to recommend the County Commission approve the CUP with the conditions imposed on the 2020-06 permit. Don Noyes seconded the motion. Bryan Graham voted for, thus the motion passed 3-0. Brandon Yardley, who abstained from voting, returned to the board for the next item of business.

SECONDARY DWELLING DIMENSION REQUEST:

Robyn Shoaf came before the board requesting additional square footage for their secondary dwelling in S19, T28S, R10W in an Agricultural District. The primary dwelling on the recently purchased property is a 1,425 square foot manufactured home/garage that was built in 1996.

They would like to build a larger primary residence and are seeking additional square footage, for what would then become the secondary dwelling. The Shoafs have a 33.5-acre parcel with an existing well, additional water rights and adequate space to safely install an additional septic tank and leach field. After a few questions, Brandon Yardley made a motion to approve the additional square footage of the secondary dwelling. Don Noyes seconded the motion. Bryan Graham and Brady Bradshaw voted for, thus the motion passed unanimously.

PRELIMINARY PLAN REVIEW:

Shane Gadbaw, co-owner of Bowman Asset Management, LLC, came before the board for the Preliminary Plan Review of the Aspen Crest Premier Subdivision in Sec. 36, T28S, R5W in a PUD District. This subdivision consists of four, larger lots adjacent to and accessed through the north end of the Aspen Crest Subdivision. Board members reviewed the submitted plat and checklist. Mr. Gadbaw provided letters and/or maps from Rocky Mountain Power, EMSSD and Civil Engineers as they will be stubbing power, water, and high-speed fiber optic lines, to each lot, in addition to the perc/soil testing. He stated that the company has 72 acre feet of water that they bank with the EMSSD. Board members inquired if that was total shares or available surplus shares. Mr. Gadbaw clarified that it was total shares, (Benson Class A rights and Yardley Class A rights) some of which he has used for Aspen Crest and Golden Hollow, but that he still has adequate water for pending projects. If he should use some of that water for the campsites (that we approved last month) in the future, the service district would issue him a Will Serve letter for those, as they are responsible to track the distribution, use and balance of his water shares. Brandon Yardley made a motion to approve the Preliminary Plan for the Aspen Crest Premier subdivision. Bryan Graham seconded the motion. Brady Bradshaw and Don Noyes voted for, thus the motion passed unanimously.

WORK MEETING:

Zoning Administrator, Kyle Blackner, reviewed the Preliminary Plan approval checklist with board members and walked through the steps of the subdivision process from start to finish. As he anticipates several more subdivisions coming before the board, he asked them to review Title 10 of the Beaver County Code. Additionally, the County Commission is requesting that the board review/update/synchronize essential areas of the General Plan and Resource Management Plan over the next several months.

There were some additional questions about the Beaver Mountain ski resort area including location, access, terrain, established communities and future development. As many of the board members were not personally familiar with the area, Mr. Blackner suggested that we take a Fieldtrip there for board members to have a better concept of the area.

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

The meeting concluded at 7:56 p.m.

Minutes approved on _____.

Drew Coombs- Chairman