

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on January 22, 2015 at 7:00 pm at the Beaver City Center, 30 West 300 North. The following members present: Chairman Joe White, Board Members Milton Smith, Jill Neilson, Rick Jarvis and Alison Webb. Also present: Steven & Jana Bradshaw

Minutes from November 20, 2014 Planning and Zoning meeting were read. Board Member Webb motioned, Member Jarvis seconded that the minutes be approved as read and written, with typing and grammar corrections and to add Kent & Kari Hofhiens as the owner of the property that was discussed at the last meeting. All voted in favor of the motion. No opposed.

Steven Bradshaw met with the board to ask for a variance to setbacks to build a garage at 195 North 300 West. The board reviewed Planning and Zoning Ordinance 11-5B-7, Member Smith motioned, Member Neilson second the motion to approve the variance of a 5 ft side setbacks on the south side of the property line. All voted in favor of the motion. No opposed.

Mountain Shadows Subdivision – Phase 1 & Phase 2, Mr. Beckstead that represents Cashe Valley Bank owner of the subdivision could not be to the meeting tonight. Brent presented the proposal for the subdivision. Member Jarvis motioned, Member Smith second the motion to approve the Subdivision Development Agreement for Mountain Shadows Subdivision with a change of 24 months reduced to 12 months for the improvements to the road on 500 East. Recommendation will be given to Mr. Beckstead with Cashe Valley Bank for final approval. See attached document and map.

The Planning & Zoning Board had no further business at this time. Board Member Webb motioned, Member Jarvis second the motion to adjourn the meeting at 8:20 p.m. All voted in favor of the motion. No opposed.

**APPROVED – Joe White
Planning and Zoning**

**ATTEST - Paula B. Fails
Secretary**