

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on November 15, 2016 at 5:30 pm at the Beaver City Center, 30 West 300 North. With the following members present: Chairman Joe White, board members Alison Webb, Lance Cox and new board member Joe Yardley. Administrator Jason Brown and Secretary Paula Fails.

The Board met at 5:30pm for a work meeting Planning and Zoning Administrator Brown answered questions the Members had with agenda items. He discussed issues with Dairy Farmers of America and their plans for changes to their business and that their newly purchased property would have to be rezoned from residential to Manufacturing. A public hearing will be held next month on this matter.

Joe White welcomed Joe Yardley to the Planning and Zoning board as a new board member.

Member Webb motioned to approve the minutes from the September 20th, Planning & Zoning as written, with no correction. Member Cox seconded the motion, all voted in favor.

Trevor Gadd from Jones and Demille represented Mr. Amaral for the final on Amaral Phase 1 Subdivision at approx. 660 East 1060 North. Administrator Brown reviewed with the board the punch list they were required to finish, with the main thing being lighting of the subdivision. All items on the list have been completed. They also discussed issues with no irrigation water being provided for the lots and what problems that would cause and the impact on the City water system. Brown read the ordinance on irrigation that states the water needs to be provided by the property owner. Member Webb motioned to table this Amaral Phase 1 subdivision final until there is clarification on the irrigation water being provided to the lots Member Yardley second the motion. All voted in favor.

Member Webb motioned to recommend to the City Council to accept the updated Conditional Use Ordinance Member Cox second the motion. All voted in favor of the motion.

The Planning & Zoning Board had no further business at this time. Member Webb motioned and Member Cox seconded the motion to adjourn the meeting. All voted in favor of the motion. The Planning and Zoning Board adjourned the meeting at 7:00 p.m.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula Fails
Secretary