

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on December 20, 2016, at 6:00 pm at the Beaver City Center, 30 West 300 North. With the following members present: Chairman Joe White, board members Joe Yardley, Lance Cox and new board members Nate Harris and David Albrecht. Administrator Jason Brown and Secretary Paula Fails. Also present Mark & Janet Nelson, Carma Lindsey, Calvin Goodwin, Jim & Shelly Brown, Matt, Craig & Lois Willden, Von Williams, Nicholas Tilgham and Rick Marske.

The Board met at 5:30pm for a work meeting. Administrator Brown talked to the new board members about what to expect while serving on the Planning and Zoning Board. He showed the members the LUAU website on Land Use to help with issues the board will deal with. Brown also answered questions the Members had with agenda items on the Bradshaw, Amaral Subdivisions and rezoning of the newly purchased property of DFA.

Chairman White welcomed everyone to the meeting and introduced Nate Harris and David Albrecht as new Planning and Zoning board members.

Member Cox motioned to approve the minutes from the November 15th, Planning & Zoning as written, with no correction. Member Yardley seconded the motion, all voted in favor.

Brown gave an update on the Amaral Phase 1 Subdivision and Brady Bradshaw subdivision, inspections have been done and all punch list items have been completed. Member Yardley motioned to recommend to the City Council to accept the Amaral Phase 1 Subdivision Member Cox second the motion. All voted in favor of the motion.

Member Cox motioned to recommend to the City Council to accept the Brady Bradshaw Subdivision. Member Albrecht second the motion. All voted in favor of the motion.

Chairman White recommended going into Public Hearing on the property zone change at 190 South 300 West from Residential to Manufacturing. Member Yardley motioned to go into public hearing, Member Cox second the motion. All voted in favor of the motion. Rick Marske Dairy Farmers of America plant manager represented DFA on this property rezoning and reviewed their plans for the property and improvements they are making, including rerouting some of the traffic. DFA is willing to work with the neighbors and Beaver City to address all concerns and Rick assured the group that he is going to try and address all concerns. He also hopes to have the fence back up by the end of this week.

Public comment - Mark Nelson has concerns with their being a lot of problems with dust in the area, making sure the area is safe with traffic flow and wanting a fence on the East road. He would like the fence put back up immediately, not just danger signage.

Matt Willden talk to the board about how many trucks and how often the trucks come in and out of the property during the day, there are 14 trucks that leave and come back in once a day each.

Lois Willden talked about living right next to DFA for over 45 year and has no problems with noise or dust.

Craig Willden said he worked for DFA for over 30 years and in the time that he worked there, they did a lot for controlling dust. He thinks that Beaver City needs to work with DFA to help with growth in our community. DFA employees 40 people in Beaver. The truck parking lot has always been

there, it was expanded in the mid 80's. He said while he worked there they have worked with the neighbors and always tried to go the extra mile. Calvin Goodwin DFA needs to be friendlier to the neighbors. He thinks dust is a problem also and maybe they need to just have one entrance on 200 North.

Shelly Brown there is a serious problem with dust in the area and noise. They need to have a date for a deadline on the asphalt and improvements. Nicholas Tilghman works for DFA and lives at the edge of the DFA property, noise has not bothered him and he has lived there since late September. Carma Lindsey dust is bad and would like to see asphalt on the parking lot. Janet Nelson dust a serious problem. They need to pave the parking lot, improve the corner and keep the traffic where it is at.

Von Williams has a tenant that lives in the neighborhood. She has complained about the dust and doesn't think it is safe to take the kids outside.

Jim Brown concerned about the whether or not there will be clearly marked entrances and exits to help control traffic.

Member Yardley motion to go out of public hearing. Member Harris second the motion. All voted in favor of the motion.

Member Harris motioned to recommend to the City Council to change the zoning from Residential to Manufacturing. Member Yardley second the motion. All voted in favor of the motion. Member Cox abstained from voting.

The Planning & Zoning Board had no further business at this time. Member Cox motioned and Member Harris seconded the motion to adjourn the meeting. All voted in favor of the motion. The Planning and Zoning Board adjourned the meeting at 7:20 p.m.

APPROVED – Joe White

Planning & Zoning Chairman

ATTEST – Paula Fails

Secretary