

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on March 21, 2017 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, Nate Harris, David Albrecht, Planning and Zoning Administrator Jason Brown and Paula Fails Secretary. Lance Cox was excused. Also present: Charles Knudson, Boyd Knudson, Diana Walker, Lloyd & Lorraine Cummings, Nick Faulkner, Max, Elaine and Kashden Limb, Dannie R. Melvin, Jim & Laura Rodgers, Julie Yardley, Michelle Evans, Bruce & Sherry Bishop, Larry & Cathy Cash, Rex & Telisha Maycock, Cody Black, Lonnie Laws, Mary Wignal, Shawnte McMullin, LuAnn Cluff, Chad & Kristy Pender, and Christine McCulley.

Chairman White welcomed everyone to the meeting. Member Harris motioned to approve the minutes from February 21<sup>st</sup>, Planning & Zoning meeting as written, with no correction. Member Albrecht seconded the motion, all voted in favor of the motion.

Diana Walker met with the board to ask for a Conditional Use Permit for a Dog Grooming business at 310 North 300 East. Member Yardley motioned to approve her Conditional Use Permit as long as she follows the laws and regulations for a home business. Member Harris second the motion. All voted in favor of the motion.

Charles Knudson with Mountain Home Resources, LLC met with the board to ask for a Conditional Use Permit at approx. 1800 North and Hwy 357 for Residential in a Central Development Zone. Charles talked to the board about his plans to put two modular homes each on 1 acre lots.

Lloyd Cummings represented the group with the following concerns with these homes/simple subdivision and Polygamist moving into our community.

1. We do not want redoing of zoning to lower housing per acre.
2. Single family homes (no cohabitation)
3. Homes up to 4000 sq. ft. per acre
4. 1800 North road is not a 2 lane road and will receive a lot of new traffic
5. If the property values go down because of unfinished homes and to un-kept property. I expect Beaver County to lower my taxes because of this.
6. They are and have already applied for welfare and other public assistance programs
7. They have not registered their vehicles in the State of Utah and the law states this must be done as soon as possible or no longer than 60 days
8. Trucks with dark tinted windows they need to be ticketed and fixed or fined
9. Is the developer Mr. Knudson with Mountain Homes Resources going to put in all utilities and pave the roads as per City Ordinances for subdivisions if these are granted?

Lloyd also has concerns with the 6 lot simple subdivision everywhere with no roads paved roads put in for the subdivision.

Charles addressed the board again after comments from the public and said that he will meet all city ordinances and regulations set before them.

Member Albrecht talked about meeting the ordinances and sticking with the ordinances that are set before the board. Member Yardley made the motion to approve the conditional use permit for Residential Housing in a central development zone Member Albrecht second the motion. All voted in favor. Member Yardley thanked the public for their comments.

Charles Knudson with Mountain Home Resources, LLC met with the board about his plans for a 6 lot Simple Subdivision at approx. 1800 North and 500 East. They will have one stick built and 5 modular homes in the subdivision. They plan on improving Oak Tree subdivision road, widening 1800 North by 3 ½ feet, installing a three rail fence and he will meeting all City building codes. Charles also stated that he would be willing to pave the road in the future if it was required.

Member Yardley made a motion to table the simple subdivision Member Harris second the motion to table. Member Albrecht voted against tabling it.

After more discussion. Chairman White asked for a second vote on the Simple Subdivision Member Albrecht made a motion to approve the 6 lot simple subdivision on 1800 North and 500 East with the stipulation that all city building codes are met. Member Yardley second the motion. All voted in favor of the motion.

Chairman White thanked the public for coming and voicing their opinions.

Our next meeting on April 18, 2017 will be cancelled due to spring break.

The Planning & Zoning Board had no further business at this time. Member Yardley motioned and Member Harris second the motion to adjourn the meeting. All voted in favor of the motion. The meeting adjourned at 8:05 p.m.

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APPROVED – Joe White  
Planning & Zoning Chairman

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ATTEST – Paula Fails  
Secretary