

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on May 16, 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, Lance Cox, Planning and Zoning Administrator Jason Brown and Paula Fails Secretary. Also Present Kylie Shyenne Oswald, Ron & Sylvia James, Dawn G. Black, Nella Black, McKensie Barney, John Smith, Luann Cluff, Des Storick, Nancy Juarez Martinez, Holly Hafen, Mr. & Mrs. Daniel Glammyer and Zavenda Young.

Work Meeting – Jason discussed with the board the ordinances that pertain to animals on properties with a conditional use permit.

Chairman White welcomed everyone to the meeting. Member Yardley motioned to approve the minutes from March 21, Planning & Zoning meeting as written, with no correction. Member Harris seconded the motion, all voted in favor of the motion.

Kylie Shyenne Oswald/Knock Out Nails met with the board to ask for a conditional use permit for a home business to do nails at 145 North 400 East. Member Cox motioned to approve conditional use permit as long as she follows all laws and regulations for a home business. Member Yardley second the motion. All voted in favor of the motion.

Zavenda Young/Beav's Window Fashions & Upholstery met with the board to ask for a conditional use permit for a home business to do window fashions & upholstery at 651 East 600 North. Member Yardley motioned to approve conditional use permit as long as she follows all laws and regulations for a home business. Member Harris second the motion. All voted in favor of the motion.

McKensie Barney/Endless Glow Airbrush Spray Tans met with the board to ask for a conditional use permit for a home to do spray tans at 1368 East 100 North. Member Cox motioned to approve conditional use permit as long as she follows all laws and regulations for a home business. Member Albrecht second the motion. All voted in favor of the motion.

Dawn G Black/4 Little Princesses met with the board to ask for a conditional use permit for a home business to make and sell hair bows at 265 East 300 North. Member Albrecht motioned to approve conditional use permit as long as she follows all laws and regulations for a home business. Member Harris second the motion. All voted in favor of the motion.

Angie Rust/Rustorationmamma, make and sell crafts at 245 North 400 West did not come to the meeting and will be put on next months agenda. This item was tabled.

Ron James met with the board to ask for a variance to setbacks for a carport at 245 North 300 East, on the South side of his home. The carport will be attached to the home, stick built and all drainage will be on Ron's property. He would like the setbacks to be set at 4 feet instead of 8 feet. Member Harris motioned to approve the variance to setbacks and he will have to meet and follow all building regulations Member Cox second the motion. All voted in favor of the motion.

Holly Hafen/The Charmed Life met with the board to ask for a conditional use permit for a home business make and sale handmade custom jewelry at 383 North 1100 East. Member Cox motioned to approve her conditional use

permit as long as she follows all laws and regulations for a home business. Member Yardley second the motion. All voted in favor of the motion.

Nancy Martinez Juarez met with the board to ask for a conditional use permit to have a horse and sheep at 310 North 400 West. Member Albrecht motioned to table this item on the agenda until we find out more information and a sight inspection has to be done before approval of the conditional use permit. Member Cox second the motion. All voted in favor of the motion.

Guy Ferraro/Ferraro International, LLC canceled and is planning on meeting with the board next month.

The board reviewed the ordinance for conditional use permits on animals.

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 7:35 p.m.

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APPROVED – Joe White  
Planning & Zoning Chairman

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ATTEST – Paula Fails  
Secretary