

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, **June 20, 2017** at 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Board Members Joe Yardley, Nate Harris, and David Albrecht, Planning and Zoning Administrator Jason Brown and City Recorder Anona Yardley. Also present were Angie Rust, Dave Eichorn, and Slade Smith. Chairperson Joe White, Board Member Lance Cox, and Secretary Paula Fails were excused.

Work Meeting - The property west of the bottling plant was discussed noting that the existing sewer laterals cross the adjacent property to the west (Rowland Yardley) and that not much could be built on said property because of the existing sewer laterals.

Public Meeting – With the lack of the board chair and vice chair, Zoning Administrator Brown welcomed everyone to the meeting.

Minute Approval - Board Member Yardley motioned and Board Member Harris seconded to approve the minutes from **May 16, 2017** Planning & Zoning meeting as presented. All voted in favor. Motion carried by a majority vote.

Angie Rust/Rustorationmamma – Mrs. Rust met with the board to ask for a Conditional Use Permit at 245 North 400 West for the making and selling of crafts. She has a Facebook page and people order from this page. She picks up some ordered items from “Crafty Little You” and makes the rest. There is no signage at the home. All orders are done on the computer. She has a business license. Board Member Harris moved and Board Member Albrecht seconded to approve a Conditional Use Permit for 245 North 400 West for the making and selling of crafts for a home business. All voted in favor. Motion passed by a majority vote.

Flying J – Modification of Business at 667 West 1400 North – Slade Smith and Dave Eichorn addressed the Board about the need for the existing tire shop to relocate to the south and west of the current shop. The expansion is need to provide a better traffic flow and alleviate some of the traffic congestion in that area. They would be able to get rid of the storage trailers and work with the new building and then tear down the old building. Tearing down the old building will make it so the line of site will be better, thus, creating safer traffic conditions. Future phases of expansion would include several more pumps to relieve the congestion and waiting lines for fuel. Board Member Harris discussed the traffic in the complex and local traffic. The new building will have a 25’ setback from the street to the West. This improvement will hopefully increase the business in the Tire Shop. The existing fire hydrant will be relocated to the new shop. Administrator Brown asked that Flying J’s consider in their future development that they plan for a 56’ right of way for a dedicated City road in that area. Slade Smith was asked to find out if there is an existing road dedication or if one will be provided to Beaver City. There was some discussion on the signage necessary for traffic safety in that area. Administrator Brown and the Board members thanked Mr. Eichorn and Mr. Smith for their time and information about the plans for expansion in this area.

Guy Ferraro/Ferraro International, LLC

This conditional use permit is for 2050 South 300 West to test and sample minerals. Mr. Ferraro was not present in the meeting so it was tabled for a future date.

Roads in the Master Plan – Administrator Brown informed the Board Members present that property owners on the through streets from Main Street to the North Creek Loop Road will be receiving a letter to explain the City’s Master Plan for roads. There will be a public hearing on this issue to determine if the Master Plan needs to be revised or if the City will move forward with the existing Master Plan. The Planning & Zoning Board had no further business at this time. Board Member Yardley moved and Board Member Harris second to adjourn the meeting. All voted in favor. The meeting adjourned at 6:30 p.m.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Anona Yardley
City Recorder