

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on July 13, 2016 at 6:00 pm at the Beaver City Center, 30 West 300 North. The following members present: Chairman Joe White, board members Alison Webb, Lance Cox, and Rick Jarvis. Administrator Jason Brown and Secretary Paula Fails. Also present: Jim and Lora Rogers, Jason and Julia Richter, Lloyd and Lorraine Cummings, Bridgett Ostler, Kaitlyn Erickson, Kyle Moss, Sloan Parkinson, Gary and Lisa Neilsen, Rick Anderson, Sherman Bradshaw, Janett Bradshaw, Bruce Bishop, Keith and Janet Anderson, Beverly Carter, Dannie R. Melvin, Patricia Faulkner, Max Limb and Venadee Limb.

The Board met at 5:30pm for a work meeting to discuss Planning and Zoning issues. Administrator Brown answered questions the Members had with agenda items. No minutes to approve at this time.

Chairman White welcomed everyone opened the meeting and City Manager Jason Brown welcomed the new planning and zoning board members.

Kaitlyn Erickson met with the board to ask for a Conditional Use Permit for a home business, Esthetician at 135 East 400 North. The board asked questions about parking Member Webb motioned Conditional Use Permit be approved as long as she follows the laws and regulations for a home business. Board member Rick second the motion. All voted in favor of the motion.

Sherman Bradshaw at 195 East 500 North, Janett (Sid) Bradshaw 215 East 500 North and Bridget Ostler at 65 South 200 West, met with the board to ask for Conditional Use Permit for diesel truck parking on their properties. Chairman White asked question about the types of items hauled, which were cattle and grain (Bradshaw's) and drywall (Ostler's) the board also talked about issues with safety, breaking down of the shoulder of the roads and smell of the trucks. Chairman White asked if they have other options for parking their trucks at other locations. Administrator Brown talked about the radius not being big enough for the trucks on our roads and the cost of the impact to repair roads and no funding for repairing of roads. Member Webb asked questions of how long the truck sits at the residence without moving, Mr. Bradshaw said that they are moving all the time except for during the winter months they sit for long periods of time. Member Webb read the traffic ordinance 6-1-2 and 6-1-F.

Lisa Neilsen voiced her concerns with several trucks now parking in the area, because of one being there others are parking in the area. Her concerns are more and more coming to their area. Member Webb motioned to table these Conditional Use Permit for further discussion Member Cox second the motion. All voted in favor of the motion.

Julia Richter met with the board to ask for Conditional Use Permit for an additional dwelling on her property at 50 North 1200 East. Mrs. Richter said that this will not be a separate dwelling, just for family members to stay overnight not to live in. Joe asked how big the building would be, 700 square feet and will be 40 feet away from their existing house. Rick asked if they would be willing to split the four acres and put the separate addition on a separate piece of property or do a breezeway to be able to have the addition. They don't want to split the property, but Julia stated that they could change their plans to meet the code. Administrator Brown discussed City Building Ordinance and how a Casita does not meet code in our ordinances. Member Jarvis motioned to table this issue pending more discussion with the City Council Member Cox second the motion. All voted in favor of the motion. If they choose to do a breezeway they can continue with building on their property.

Mike Riley did not show up for the meeting to ask for a Conditional Use Permit for a gravel pit at approximately 1800 North Hwy 357. Lloyd Cummings represented neighbors in the area and discussed with the board a list of 12 concerns he has with

the gravel pit, See attached list and letters of concern. Administrator Brown received a text from Mike Riley stating that he is not pursuing the gravel pit at this time. He also talked about the clause he called coming to the nuisance, it was their existing before you moved to the area. Mr. Cummings thanked the board for listening to their concerns.

Barney Trucking / Rick Anderson addressed the board to ask for a Conditional Use permit to have a 16,000 gallon diesel fuel tank at 1261 North 400 West. Mr. Anderson explained that Barney trucking hauls coal and they are getting ready to expand and how costly fuel is for the business and he could have a great savings by putting in the fuel tank. The tank will be located, 200 feet off the back of the property and 120 feet off the side of the property. Member Webb motioned to approve the Conditional Use Permit as long as they meet all codes and regulations set by Beaver City and building codes. Member Jarvis second the motion. All voted in favor of the motion.

Review New Conditional Use Ordinance and amendments to 11-13. The board went through different issues on the new ordinance and Chairman White asked to table the ordinance for further review. All voted in favor of the motion.

The Planning & Zoning Board had no further business at this time. Board Member Webb motioned and Board Member Cox seconded the motion to adjourn the meeting. All voted in favor of the motion. None opposed. The Planning and Zoning Board adjourned the meeting at 7:30 p.m.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula Fails
Secretary