

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on August 20, 2015 at 7:00 pm at the Beaver City Center, 30 West 300 North. The following members present: Planning and Zoning Administrator Brent Blackner and Board Members Milton Smith, Jill Neilsen, and Les Gale. Chairman Joe White and Member Jarvis came to the meeting later. Also present Sarah & Eldon Godfrey, Brady & Robin Bradshaw, Shad Bradshaw and Max Anderson.

Member Neilsen recommended for Milton to be Chairman Pro temp, in the absence of Chairman White.

Board Member Chairman Pro Temp Smith opened the work meeting to review State Code regulation Title 10-9a-5A and Title 10-9a-505 and Beaver City Code 11-5a-2 on Zoning, Land Use Amendments and Road Dedications.

Board Member Neilsen motioned, Member Gale seconded that the Minutes from January 22, 2015 Planning and Zoning meeting be approved, as read and written, with typing and grammar corrections. All voted in favor of the motion. No opposed.

Discussion on Conditional Use Permits by Chairman Blackner and what is allowed in different zones.

Sarah Godfrey addressed the Board to ask for a Conditional Use Permit to have a home business for gel nails, eye lash extensions and basic facial waxing at 250 West 1175 North Apt. A. Board member Neilsen motioned Conditional Use Permit be approved as long as she follows the laws and regulations for a home business. Board member Gale seconded the motion. All voted in favor of the motion. Approval was also made by Board Member Webb via email.

Board Member Jarvis arrived at this time.

A motion was made by Member Smith to go into Public Hearing to receive public comment on the proposed Land Use Zoning change to change the Shad Bradshaw Annexation from RR5 to RR1. There were questions on adjoining properties zoning and no Public comment regarding the zone change, was made at this time. There were other discussions on Beaver City services, development and roads. Member Smith made a motion to go out of public hearing. Chairman White arrived at this time and took over for Chairman Pro temp Smith.

Chairman White recommended that the board recommend to the City Council to approve the change in Zoning on the Shad Bradshaw subdivision, from RR5 to RR1. Member Smith, Jarvis, Neilsen, and Gale all voted in favor of the motion. Approval was also made by Board Member Webb via email.

Mr. Brady Bradshaw addressed the Board to discuss doing a simple subdivision at approximately 1500 North 190 East. Mr. Bradshaw explained that his minor subdivision does meet all codes and regulations and he has access to all Beaver City Utilities, except sewer and he will have to have a septic tank. Member White motioned to recommend to approve the simple subdivision of Mr. Bradshaw's upon approval by the City Council to approve the Zone change from RR5 to RR1. Jill seconded the motion. All voted in favor of the motion. Approval was also made by Board Member Webb via email.

The board discussed the Road Dedication at 920 East from 1400 North to 1800 North and what width and frontage to have the road at, either 56' or 66'. It was recommended by Member White to leave the road at 56' where the rest of the roads in the area are 56' and not have some 66' and others at 56'. Board Member Smith suggested leaving it at 66', Member Jarvis 56' road, Member Neilsen said she has to abstain from voting to do having a personal interest in the sale of the property, and Member Gale feels like it should all be the same.

Member Jarvis motioned to table the road dedicated at 920 East from 1400 North to 1800 North, until more information is brought before the board on property lines. Member Smith seconded the motion. All voted in favor of the motion.

The Planning & Zoning Board had no further business at this time. Board Member Smith motioned, Member Neilsen seconded the motion to adjourn the meeting at 9:45 p.m. All voted in favor of the motion. No opposed.

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APPROVED – Joe White  
Planning and Zoning Chairman

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ATTEST - Paula B. Fails  
Secretary

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Milton Smith  
Planning and Zoning Pro Temp