

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, September 19, 2017 at 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Board Chairperson Joe White, Board Members Nate Harris, Lance Cox and David Albrecht. Member Joe Yardley was excused. Also present are Planning and Zoning Administrator Jason Brown and City Recorder Anona Yardley.

WORK SESSION

Planning & Zoning Fees

Administrator Brown explained that the City fee schedule has been under revision for several months. The Planning and Zoning Fees are the last fees to be reviewed in this fee schedule. Mr. Brown has been reviewing other city's fees and there is a wide range of fees and amounts. The fee schedule proposal was presented to the Board Members for their consideration. Chairman White asked about the Annexation Fees. He wondered if there was property that needed to be annexed into the City. There are several small pieces that could be annexed in the future. The board recommended that the Simple Subdivision and Subdivision rates be raised to \$100 and \$200. They also asked for clarification on the sign fees. There were questions about the purpose of the fees. The sign ordinance was discussed in conjunction with the fee schedule. The board members asked that the sign fees be defined better with more explanation about the exact kind of fees would apply to the specific type of sign.

PUBLIC SESSION

Chairman White welcomed everyone to the meeting at 6:00 p.m. Those in attendance were Board Chair Joe White, Board members Lance Cox, David Albrecht, and Nate Harris. Board member Joe Yardley was excused. Raechel McCulley was also present.

Minute Approval

After the board members reviewed the minutes, Member Cox moved to approve the minutes from July 18, 2017 as presented, with no correction. Member Harris seconded the motion. All voted in favor. None opposed.

Conditional Use Permit – 1980 North 525 East

Raechel McCulley met with the board to ask for a Conditional Use Permit for a home-business selling clothing over the internet at 1980 North 525 East. Raechel explained the workings of her business to the board. People will only be picking up clothing at her home. The clothing is sold over the internet. Board Member Cox moved to approve the conditional use permit for a home business for Raechel McCulley. All voted in favor. None opposed.

Amendment/Realignment to the Beaver City Industrial Park

The original split of the properties on the Industrial Park for Reza Kia went North and South. Lots 3 and 4 property lines have been changed to go East and West. The plat requires a motion from the Planning & Zoning Board so the plat can be signed and recorded. Board Member Albrecht moved and Board Member Cox seconded to accept the realignment of Lots 3 and 4 in the Industrial Park Subdivision as it is presented. All voted in favor. None opposed.

Board Discussion Topics

Land Use Ordinances - The board discussed the sign ordinance. They were concerned about educating the public about all the land use ordinances. There are many City Ordinances that the public needs to understand, especially if they are planning to change structures around and in their homes or yards. The question was how to inform the public. Most of the time there are not problems until after the structure is built.

Roads – Chairperson White asked about the next step in identifying the connector roads. Administrator Brown informed the board about the new GIS data base that Jones & DeMille Engineering has created. It will help in implementing a mapping system for the connector roads on the general plan. After the plan is in place, property owners will be notified of the plan and their role in that plan.

The Planning & Zoning Board had no further business at this time. Member Cox motioned and Member Harris seconded to adjourn the meeting. All voted in favor of the motion. The meeting adjourned at 6:25 p.m.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Anona Yardley
Recorder