

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on September 20, 2016 at 5:30 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 Deputy Recorder Venadee Limb. Member Alison Webb joined the meeting at 6:10 pm and left at Also present: Jason Richter, Mike Dalton, Lisa & Gary Neilsen, Scott & Briget Ostler, Milo Palmer, Bonnie Wyman, Sid & Jeanette Bradshaw, Evan Yardley, Chris Smith, Sherman Bradshaw, Vince Arlotti, & Marc Jensen.

The Board met at 5:30 pm for a work meeting to discuss Planning and Zoning issues. Zoning Administrator Brown answered questions the Members had with the agenda items.

Jason presented and explained a list of Recommendations for Semi-Truck Parking with City Public Rights-of-Way.

The Board discussed concerns and recommendations concerning the topics on the agenda.

Planning & Zoning Chairman White welcomed everyone and opened the meeting at 6:00 pm.

Minutes of the July 13, 2016 & August 18, 2016 Planning & Zoning meeting were read, with the correction that Barney Trucking be required to have the containment facility engineered. The drivers will need to use 1175 north route for travel. Member Jarvis motioned to approve the minutes. Member Cox seconded the motion, all voted in favor.

Planning & Zoning meeting opened the Public Hearing at 6:30 pm to discuss the following items.

Parking Ordinance Changes – Specifics on how and where to park Semi-Tractor Trucks

The Planning & Zoning were asked by the City Council to review and make recommendations concerning Semi Tractor Truck Parking within the City limits. Zoning Chairman White welcomed the public and invited Zoning Administrator Brown to present the background on the issue. Jason pointed out that by law, the City cannot issue a conditional use permit on a public right of way, but can establish conditions to be set. After visiting the sites, measuring and reviewing the areas, Jason found many issues that needed to be considered, and compiled a list of recommendations concerning the matter. The list was discussed and amended as follows.

Recommendations for Semi-Truck Parking with City Public Rights-of-Way

- Semi Parking Requirements
 - Corner Lot Parking Setbacks: min. 30 ft from property corner and 20 ft from fire hydrants
 - Clearance from Edge of Asphalt Roadways: min. 15 ft
 - Cannot impede parking in front of neighboring residence without written permission (a parking location is defined as along frontage of property owner).
 - Structural Surface Required (imported material min. 6" thick adjacent to paved roadways for transfer of vehicle on/off of any paved surface, min. 10 ft). Structural surface must be in place prior to parking.
 - Owner/Operator of Semi must maintain site free of standing water due to ruts, weeds and other objectable materials.
 - Complaints or Grievances Process: Recommend that the Council be the Grievance board
 - Truck Idling Time: max. 15 minutes
 - Not Allowed: Refer Trucks

- Travel Route to Parking Location: Must obtain City Manager approval prior parking and said improvements
- Companies with _ or more trucks must provide parking outside of residential areas.
- R-O-W Width to allow for Semi Parking: min. 99 ft
- Bull Wagons must be kept clean, and not cause smell nuisance
- Semi Parking within City Limits may be revoked at any time as deemed necessary for safety or other concerns by the city council

Public Safety was a concern and was discussed by everyone. Lisa Nielsen voiced her concern about safety as well as the number of tractor trailers allowed in one area. Semi drivers, Scott Ostler, Sid Bradshaw, & Milo Palmer answered questions that the committee members had, and discussed best possible solutions. Damage prevention to roads were addressed. Member Alison Webb was dismissed at 7:34 pm. Member Jarvis proposed the motion to take the list to the Beaver City Council to consider adoption, Member Cox seconded. All voted in favor.

Conditional Use Addition to allow for Residential dwellings within Commercial development district of the Beaver City Code

Zoning Administrator Jason Brown presented the conditional use addition to allow Residential dwellings within Commercial development districts. The areas in discussion were at the North end of the Beaver City limits along the Manderfield highway and west of the highway on the trash pile road.

Currently there are a few residents residing in the commercial district. The ordinance does not allow to have residential dwellings within commercial districts. County Commissioner Mike Dalton discussed that the County is putting together a document to be recorded against partials of land so that the prospective buyers will be notified before purchase. Evan Yardley addressed the board about issues concerning complaints from new residents that move into the business zone, with animal noises from his already existing Veterinarian Clinic. He stated that property buyers should be notified that they are building in a business area with existing conditions. Evan was also concerned that old buildings in the area are being vandalized by residents in the same area. Board Members recommended that the council make an amendment to the Beaver City Code concerning coming to the nuisance. Member Webb motioned, Member Cox seconded. All voted in favor.

Changes in the Residential 1 District to include Casitas

Zoning Administrator Jason Brown advised board members that under the current ordinance, Casitas are not allowed unless they are attached. Jason Richter approached the board to ask for a change in the residential 1 district to include casitas. Jason would like to build a casita on his property for family members to be able to come stay, not intended for rental. Fire hazards, setbacks, and property size were discussed. Board Member Jarvis motioned to suggest that the council accept casitas with the conditions that the size requirement can not exceed 1000 square feet, must be bigger than ½ acre lot, be 20-30 feet from the main structure, and meet all existing set back requirements for building. Member Cox seconded the motion. All in voted favor. The public hearing was closed at 6:57 pm.

Brady Bradshaw amend Subdivision

Zoning Administrator Brown presented Brady Bradshaw's subdivision map, and explained that Brady would like to shift the 4 lots to the west, 28' East from the ¼ section line on 1800 North. Hydrant placement in area was discussed. Board Member Jarvis motioned to approve changes for simple subdivision and move lines, Cox seconded. All voted in favor.

Review New Conditional Use Ordinance

Members reviewed the previous and new ordinance pertaining to conditional use permits. Zoning Administrator Brown reminded the members that the City cannot

deny a conditional use permit if the ordinance states that it is allowed, but conditions can be set in place. Chairman White recommended to table amending the land use ordinance until further reviewed and then make a board recommendation. Over all the Planning and Zoning board liked the new ordinance. Jarvis motioned table until next meeting to review, Webb to second. All voted in favor.

Administrative Policies & Procedure

The Planning & Zoning Board had no further business at this time. Board Member Cox motioned and Board Member Jarvis seconded to adjourn the meeting. All voted in favor of the motion. None opposed. The Planning and Zoning Board adjourned the meeting at 7:57 p.m.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Venadee K. Limb
Deputy Recorder