

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on October 17, 2012 with the following members present Chairman Ronnie Roberts, Board Members Rick Jarvis, Jill Neilsen, Alison Webb, & Joe White, Planning and Zoning Administrator Brent Blackner and Deputy Recorder Venadee Limb. Members present in the audience were Anona Yardley, & Doug & Linda Sorensen.

Minutes from May 10, 2012 Planning and Zoning meeting were read. Board Member Neilsen motioned, Member Webb seconded minutes are approved as read and written, with typing and grammar corrections. All voted in favor of the motion.

Barbra Anderson presented her plans and met with the Board asking for a variance to build an unattached 2 car garage on the south side of her property at 585 North 100 West. The plans stated that the garage would extend to approximately 4 feet from the vacant lot property line, and would only have a 2.9 foot breeze way between the garage and the home. Beaver City's Ordinance requires a 5 foot minimum on the side setbacks, and also an 8 foot requirement between the proposed structure and the main structure unless the garage is attached to the home. A utility easement was discussed in which a gateway would be required on the north side of the fenced property for utility access. Alternative plot plan options were suggested to be able to meet the requirements in order to grant the conditional use permit. Board Member Webb motioned, Member White seconded to table the conditional use permit until Mrs. Anderson could present a revised plot plan. All voted in favor.

Israel Juarez met with the Board to ask for a Conditional Use Permit to inhabit a horse on his property at 239 North 1000 East. An interpreter was needed but not yet present. Board Member Jarvis tabled the discussion until an interpreter could arrive, Member White seconded.

Dunn & Amy Alisa met with the Board to ask for a Conditional Use Permit to have a home business to provide vehicle detailing at 1258 East 100 North. Detailing would consist of inside and outside vehicle washing. The Board inquired about the type of chemicals that would be used in the process and where the wastewater would go. Appointments would need to be scheduled, and detailing would only be done up to 3 days a week. Zoning Administrator Blackner discussed regulations for a home business occupation and sign requirements. Board Member White motioned, Member Neilsen seconded to grant the Dunn's conditional use permit for their vehicle detailing business. All voted in favor. Beaver City will provide a list of requirements on cleaners allowed to be used.

Ryan Williams met with the Board to ask for a Conditional Use Permit for a home business at 90 South 200 West. Ryan's occupation provides medical service to his clients in Cedar City. He has since had customers from the Beaver community requesting his services in Beaver to avoid having to travel out of town. Ryan would like to offer his services in a separate building located at the rear of his property. A gate on the south side of the property would be available for his clients. The property is a corner lot, which would allow plenty of space for parking. Ryan stated that only up to 2 cars at a time would ever be parked on the side of his property for business. Ryan will be remodeling the building adding restrooms, as well as bringing the utilities up to code. Zoning Administer Blackner addressed that he would also need to meet all of the requirements of the Building Inspector & Fire Inspector. Board Member Webb moved, Member Jarvis seconded, to approve Ryan's Conditional Use Permit for a home business. All voted in favor.

Israel Juarez reconvened with the Board to ask for a Conditional Use Permit to inhabit a horse on his property at 239 North 1000 East. When he first purchased his home the documents stated that the property contained animal rights, which was the initial reason that the property was purchased. Mr. Juarez's property is located within the original city limits with animal grandfather rights. Member Nielsen inquired the number of years there have been horses on his property. Mr. Juarez stated the horses have been corralled there back and forth from his home to the race track for the past 4 years. Zoning Administrator Blackner discussed the requirements for large animals on a property, as well as the animal rights for properties in the original city limits. Doug & Linda Sorensen's property is located to the North of the Juarez home. The Sorensen's addressed the Board concerning large animals inhabiting the property next door. The Board reviewed

Ordinance 11-5b, 2,3,4,6, & 7 that pertains to permitted uses for residential districts. If Mr. Juarez meets the requirements in the Ordinance then large animals are permitted on the property. Member Jarvis motioned, Member White seconded to table the discussion until Mr. Juarez submits the area of the corral size.

The Planning & Zoning Board had no further business at this time. Board Member Jarvis motioned the meeting to adjourn at 7:55 p.m. Member White seconded the motion. All voted in favor of the motion.

After the Public meeting had closed the Planning & Zoning Members discussed the grandfather rights of the properties within the original city limits. Further discussion pertained to the Juarez application. Board Member Jarvis requested that Beaver City contact Mr. Juarez to explain in further detail his property rights pertaining to the grandfather clause, and to get further documentation for proof of horses inhabiting the property annually.

**APPROVED - Ronnie Roberts
Planning and Zoning**

**ATTEST - Venadee Limb
Deputy Recorder**