

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, January 16, 2018 at 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Board Members Joe White, Lance Cox, Nate Harris, Joe Yardley and David Albrecht. Also present are Planning and Zoning Administrator Jason Brown and Secretary Paula Fails.

WORK SESSION

Zoning Administrator Brown reviewed with the board the subdivision ordinance Title 12, simple subdivision and road access for Rhett & Melissa Smith.

PUBLIC SESSION

Chairman White welcomed everyone to the meeting at 6:00 p.m. Those in attendance were Board Chairman Joe White, Board Members Lance Cox, David Albrecht, Joe Yardley and Nate Harris. Rhett & Melissa Smith and Phil Jolley.

Minute Approval

After the board members reviewed the minutes, Member Cox moved to approve the minutes from October 17, 2017 as presented, with the correction of 500 North to 500 West. Member Yardley seconded the motion. All voted in favor. None opposed.

Private Road Access

Rhett & Melissa Smith met with the board to get a road access to new property they are trying to purchase to build on in the future. They are looking at a 16-foot road for access to their property. Member Harris motioned to grant the private road access with the condition that the road may have to be widened in the future development of the property in the area and all utilities will have to be brought into the property and put in up to city code. Member Cox second the motion. All voted in favor of the motion.

Phil Jolley met with the board to put in a simple subdivision of 5 lots on his property on the North Creek Road. They would access the lots from 2 different location one being on North Creek Ranch Road. The road going North needs to meet the standard width of the road. If in the future as Mr. Jolley develops more of the lots the infrastructure would also have to be done. Some of the concerns the Planning & Zoning board have are road access and road widths, sewer and septic especially with concerns with the Beaver City well. Member Harris motioned to table the subdivision until the design is laid out and done member Albrecht second the motion. All voted in favor of the motion.

Administrator Brown suggested that the City put in the sewer line up 1175 North, in exchange for road right away deeded to the City from property owners, which the City does not currently have on 1175 North heading East.

The Planning & Zoning Board had no further business at this time. Member Yardley motioned to adjourn the meeting and member Cox second the motion. All voted in favor of the motion. The meeting adjourned at 8:15 p.m.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula Fails
Secretary