

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on Tuesday, October 2, 2018, at 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Board Members Chairman Joe White, Joe Yardley, and Lance Cox. Also present were Planning and Zoning Administrator Jason Brown and City Recorder Anona Yardley. Secretary Paula Fails was excused. Members Nate Harris and David Albrecht were also excused.

**PUBLIC SESSION** – Chairman White welcomed everyone to the meeting at 6:00 p.m.

**Minutes Approval** – After reviewing the minutes, Board Member Cox motioned to approve minutes of September 4, 2018 as presented. Board Member Yardley second the motion. All voted in favor. None opposed.

**PUBLIC HEARING – Conditional Use for Paul Davis; DBA American Beef Producers, Cattle Harvest – Beef Processing Business.**

Chairman White welcomed the visitors and explained the type of business and the proposed uses of the property according to the limited information Mr. Davis made available. Mr. Davis was not in attendance. Chairman White opened the hearing and invited public comment.

**Andy Adams, Beaver Camperland owner.** Mr. Adams is in favor of economic expansion but is concerned with the impact this type of business would have on his business. He had concerns about the traffic on the road, how much water would be required and when it would be used. As Beaver City receives more information, he would like to be informed.

**Bob Barney, Valley Packing Co. owner.** Mr. Barney had no comment. Board Member Yardley moved and Board Member Cox seconded to move out of public hearing. All voted in favor. The board moved out of public hearing at 6:12 p.m.

**Subdivision Ordinance Review**

The board reviewed the proposed subdivision ordinance with emphasis on the Simple Lot Subdivision recommendations. They discussed at length the streets, sidewalks, curb and gutter requirements in simple and minor subdivisions. Board members were asked to review the remainder of the subdivision ordinance before the next meeting and make recommendations to Administrator Brown.

The Planning & Zoning Board had no further business at this time. Member Cox motioned to adjourn the meeting and Member Yardley second the motion. All voted in favor of the motion. The meeting adjourned at 7:20 p.m.

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APPROVED – Joe White  
Planning & Zoning Chairman

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ATTEST – Anona Yardley  
Secretary