

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, April 2, 2019, 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, David Albrecht, Lance Cox and Nate Harris. Also, present Planning and Zoning Administrator Jason Brown, and Secretary Paula Fails. Also, Present Kelly Beeson, Ashlie & Lore Beth Chan, Margaret Gale, Baxter, Mariela Harris, Sonia De Leon, Christine McCulley, Angelica Robinson, Mari & Roger Kesler, Durwood S. Askew Jr., Chris & Burgundy Blomquist, Tyler & Nickel Schena, Patrea Faulker, Paul, Jody & Mathew Robinson, Taylor Gillins, McKensie Barney, Lee Joseph, Kathi McMullin, Danny & Jamie Beard, Laurie Quarnberg, Jill Chavez, Corey & Shonni Gale, Megan Stevens, Tausha Ashworth, Russell & Kourtney Bradshaw, Rachael Hawkins, Joe Dalton, Reza, Darlene & Chamaya Kia, Bailie Ostler, Cheree Bradshaw, Aubrey Chambers, Jordan & Sharelle Cannon, Mariah Smith, Ashley Moss, Scott & Kristy Langford and Jeff Knight.

WORK MEETING – Reviewed subdivision ordinance, we are waiting for the Beaver City Attorney to finish his review and changes. Multi residential density.

PUBLIC SESSION - Minute Approval - After reviewing the minutes, Board Member Yardley motioned to approve the minutes of March 5, 2019 as presented. Board Member Albrecht second the motion. All voted in favor. None opposed.

CONDITIONAL USE PERMITS – Tyler and Mickell Schena met with the board to change the purpose of the Conditional Use Permit for a business / The Spin Room at 345 North 400 East. They have 12 spin bikes in their detached garage and employ 4 people that teach an average of 2 hours per week. Their home had a previous Conditional Use Permit with the property under the previous owner David Strauch (Construction). Parking issues have been addressed with patrons parking either in front of the Schena's or they now park across the street, there is plenty of parking. Kelly Beeson talked about her experience teaching at The Spin Room and how it promotes health and fitness in our City as a spin community and she feels like all her students are kind and considerate of others.

Lori Beth Chan's (neighbor to the South) addressed the board about complaints of parking and noise, which she said that they have been solved by the spin room patrons parking across the street. Shutting car doors, cars driving in and out, fire hazards, parking in front of her house and lights shining in their rooms.

Danny Beard lives behind and to the south of the Schena's and they have no problems with the business. Lance suggested changing the time to 6 and he wondered how that would work. Several in the spin class said that they are very courteous and they are not there at 5 am, no one gets there until 6 am. Schena said that they are trying to accommodate those that work early, that need the early 6 am class.

Complaints were addressed and Member Cox motioned to approve the new purpose of this Conditional Use Permit as long as they follow all laws and regulations for a home business member Harris second the motion. All voted in favor. None opposed.

Hog Slat Incorporated - Durwood Askew met with the board on behalf of Alan Riley to ask for a Conditional Use Permit for a business in a Commercial Development zone at 1462 North 200 West. The board asked questions about the business details and they discussed issues with sewer, roads and lighting on the property. Chairman White told Mr. Askew that the Conditional Use Permit will be approved for a business at this location, as long as they work with Mr. Brown and meet all Beaver City Building Codes and Ordinances however a motion cannot be made until the property is purchased by Hog slat Incorporated.

MULTI FAMILY RESIDENTIAL - Reza Kia met with the board to talk about Multi-family residential 2 zone density on his property from 400 North – 500 North and 400 West – 500 West. He would like to build 6 – 4 plex’s on each building lot and he has 6 lots. Chairman White thanked Mr. Kia for coming to the board meeting. The board will look into our ordinances and discuss this issue of Planned Unit Developments with our Beaver City Attorney.

INTERNET TOWER DISCUSSION - Jeff Knight with Infowest met with the board to talk discuss putting a 40-50-foot tower behind The Turquoise Chief / Kmak business at 740 North Main. Infowest would like this tower to increase speed in this area. The board would not like to see towers on main street and they would like more information from Century link and ideas of other locations. City Manager Brown will get additional information and pictures of other sights.

The Planning & Zoning Board had no further business at this time. Member Harris motioned to adjourn the meeting and Member Cox second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 8:15 p.m.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula Fails
Secretary