

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on Tuesday, June 4, 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, Nate Harris and David Albrecht. Also, present Planning and Zoning Administrator Jason Brown, and Secretary Paula Fails. Joe Yardley and Lance Cox were absent and excused. Also, Present Jeff Knight, Brent and Marilyn Baldwin.

**WORK MEETING** – Discussion on the tower the road on 200 West and Mountain Shadow Subdivision Phase II.

**PUBLIC SESSION - Minute Approval** - After reviewing the minutes, Board Member Harris motioned to approve the minutes of May 7, 2019 as presented. Board Member Albrecht second the motion. All voted in favor. None opposed.

**CUP INTERNET TOWER** - Jeff Knight with InfoWest met with the board to ask for a Conditional Use Permit for a 50 - 60-foot tower North of the Dominion Energy property at approximately 1200 – 1250 North Manderfield Hwy. Brent and Marilyn asked questions about what it would look like, how many towers on the property and where it will be located on the property. It will be a small communication tower to offer higher speed for their internet services, diameter of the base of the tower is a 36-inch base and will have 2 small power boxes next to it, up to 6 dishes add on, only one tower and possibly a small building added in the future. The building will be located on the south-east corner of the lot close to the Dominion Energy property. After answering questions, Brent and Marilyn did not have any objection for the tower. Member Albrecht motioned to approve a 60-foot tower with the Condition to clean up the property keep the weeds off, fencing around the tower structure, future possible small building and meets all other ordinances. Member Harris second the motion. All voted in favor of the motion. None opposed.

**ROAD REVIEW** – 200 West Road that goes to Mike Riley Construction at 1462 North 200 West. Jason has worked with property owners and UDOT and everything is in place for the road to this property.

**Mountain Shadow Subdivision Phase II** – The subdivision is ready to be approved. Member Harris motioned to approve the Mountain Shadow subdivision as presented. Member Albrecht second the motion. All voted in favor of the motion. None apposed.

Jason talked with the board about an up and coming board of adjustments item at Russel and Fran Gale property 850 North 100 West. They are asking for a variance to setbacks from 20 feet to 6 feet to build a garage. With it being a dead-end street, the board did not think that it would be an issue.

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

---

APPROVED – Joe White  
Planning & Zoning Chairman

---

ATTEST – Paula Fails  
Secretary