

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on Tuesday, July 16, 2019, at 5:30 p.m. at the Beaver City Center, 30 West 300 North. The Following members were present:

Board Members Planning and Zoning protem Lance Cox, David Albrecht, Nate Harris and Joe Yardley. Also, present Planning and Zoning Administrator Jason Brown, and Secretary Paula Fails. Joe White was absent and excused. Also, Present Max Anderson

**WORK MEETING** – Proposed Zone change discussion and hog slat CUP.

**PUBLIC SESSION - Minute Approval** – Nate Harris proposed for Lance Cox to be protem chairman for tonight’s meeting in place of Joe White. Member Yardley second the motion all voted in favor of the motion. After reviewing the minutes, Board Member Yardley motioned to approve the minutes of June 4, 2019 as presented. Board Member Albrecht second the motion. All voted in favor. None opposed.

**PUBLIC HEARING** – Member Albrecht motioned to enter into public meeting. Member Harris second the motion. All voted in favor of the motion.

**RE ZONE PROPERTY** – Max Anderson with Beaver Housing Authority was the only public present, Max talked to the board about the Proposed Zone change from R1 to MR2, multi residential housing at approximately 400 West from 650 North to 800 North. The property is owned by Richard White, Max read a letter from Mr. White asking for his property to be rezoned from R1to MR2 for the purpose of multi residential housing. The Beaver Housing Authority is looking at building townhouses on this property. The board did not see any issues with rezoning this property and they felt like it was a great fit for the area. Member Harris motioned to go out of public hearing, Member Yardley second the motion. All voted in favor of the motion. None apposed. Member Yardley motioned to approve the zone change from R1 to MR2 and recommend the zone change to the city council for approval. Member Albrecht second the motion. All voted in favor of the motion. Roger Kesler and Kevin Braiden came at this time.

**CUP HOG SLAT INCORPORATED** – Kevin Braiden with Hog slat met with the board to ask for a conditional use permit for a business at 1462 North 200 West. They will have a retail business to supply for poultry and hogs. They want to open by September the 9<sup>th</sup>. The board asked questions about roads, parking and lighting. The road to the hog slat business was discussed in the first meeting with Hog Slat, that when the building is purchased the construction of the road would be required to be done by hog slat. Member Albrecht motioned to approve the conditional use permit with the conditions that the road to the property be paved and paving, parking and lighting all must meet Beaver City Code. Member Yardley second the motion. All voted in favor of the motion. None opposed.

The board talked about Multi Residential Housing density, lawn sizes and open commons area/green space.

The Planning & Zoning Board had no further business at this time. Member Harris motioned to adjourn the meeting and Member Yardley second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:30 p.m.

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APPROVED – Lance Cox  
Planning & Zoning Protom

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ATTEST – Paula Fails  
Secretary