

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, May 5, 2020 at 5:45 p.m. for a work meeting and 6:00 p.m. for a regular meeting at the Beaver City Center, 30 West 300 North. The Following members were present: Chairman Joe White, Board Members Nate Harris, Joe Yardley, and Owen Spencer. Also, present were Planning and Zoning Administrator Jason Brown, and Recorder Anona Yardley. Board Member David Albrecht, and Secretary Paula Fails were excused. Shane Blackner entered the meeting at 6:35 p.m.

WORK MEETING –

Manager Brown reported that Board Member Albrecht has been studying many city’s general plans for land use and is leaning toward Cedar City’s language. Board Member Spencer has given transportation information that Manager Brown will download into the Beaver City Plan draft. Many of the maps, pictures and logistics need to be updated in the current City Plan. Google Maps, Google Earth, and the city’s GIS maps have much of that information. The City Plan should be more general than the Master Transportation Plan. The Transportation Master Plan should include the prospective and future roads for future developments. Board Members Harris and Yardley have not visited their assignments. A current road and future road map are contained in the Master Transportation Plan. The future road grid was discussed going to the East and South to the Beaver River. Widening the turn on 500 East by Greg Myers and Burt Myers was discussed with possible solutions. There will be public meetings so citizens will have the opportunity to give feedback on the direction of the General Plan. Administrator Brown will be working with other entities to help plan an open house so the public can have an opportunity to give input.

Conflict of interest statement

No one had any conflicts to declare for this meeting tonight.

Minute Approval –After reviewing the minutes, Board Member Yardley motioned to approve the minutes of March 3, 2020. Board Member Harris seconded the motion. All voted in favor. None opposed.

Master and General Plan –

The feeder and main future roads need to be noted on the Transportation Master Plan in order for development to be organized. The North and East part of the city will continue to grow so all the roads in that area need to be mapped as future roads. The airport and surrounding areas are in the process of being annexed into Beaver City. This will add mileage to the city roads and will increase the allocation of B&C Road funds. The challenges of sewer on the South I-15 Interchange were discussed for future developments. Manager Brown discussed the apartments and multi-residential housing projects now underway.

Shane Blackner Variance Discussion -

Mr. Shane Blackner addressed the board about the variance he will be presenting to the Board of Adjustment later in the evening. He wants to erect a 30’ x 36’ building facing east. The side and back yard setbacks according to code would need to be 5 feet. The roof will slope to the north and south. The right-of-way easement is 13.5’ that lies north of his property. It goes back to the power pole in the middle of the block. Concerns with the water drainage from the roof and the encroachment on the right-of-way were discussed. The board thanked Mr. Blackner for explaining his variance request.

The Planning & Zoning Board had no further business at this time. Member Harris motioned to adjourn the meeting and Member Spencer second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 6:45 pm.

The next meeting of the Planning and Zoning Board will be scheduled for Tuesday, June 2, 2020.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Anona S. Yardley
Recorder