

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, August 4, 2020 at the Beaver City Center, 30 West 300 North. The Following members were present: Board Members Chairman Joe White, Joe Yardley, David Albrecht and Owen Spencer. Also, present were Planning and Zoning Administrator Jason Brown, and Paula Fails Secretary. Board Members Nate Harris, was absent and excused. Public present Gregory Miles, Max Anderson, Brady Bradshaw, Tyler Schena, Lance Cox, Yancy Edwards, Steve Kinross, Allan & Christine Mcculley, Kelly and Tresa Wood, Allan & Karen Lyle.

Work Meeting Jason discussed with the board the issues with the 900 East Corridor and other road issues with road dedications.

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 July 7, 2020. Board Member Spencer seconded the motion. All voted in favor. None opposed.

Conditional Use Permit Gregory Miles met with the board to ask for a conditional use permit at approximately 110 South Holdaway Lane (1515 East), to have one vacation trailer up to two weeks three times a year. He would like to build on the property in the future. Jason talked about a 16.5' right of way along the east side of the road. The City may need to have the fence moved in the future when the road needs to be widened. Mr. Miles mentioned he would like to have a septic on the property closer to the time when he is ready to build. He said for now, he would use one of the local businesses for RV dump services. Member Albrecht motioned to approve the conditional use permit, limit to one trailer on the property two weeks at a time three times per year, property cleared for a safe area around a fire pit, fence needs to be blocked out around the water meter and fire hydrant and Conditional Use Permit cannot be transferred to another property, septic tank required at a future date and it will be reviewed yearly. Member Yardley second the motion. All voted in favor of the motion.

900 East Corridor Discussion Jason gave a history of the 900 East Corridor area, on annexation, subdivisions, road dedications, issues with the power grid, it needs to be upgraded from a one phase to a three phase and other issues.

Chairman White opened the discussion to the public for their input to get information from them on the history of the area, no decisions on this matter will be made at this meeting. Most of the concerns were about the annexation and road dedications. Max Anderson understood that at the time of annexation 900 East road right-of-way would be evenly divided along property lines (1/16th section line). Steve Kinross said he owns the 33' wide property along the north, and west side of Allan Mcculley and along the west side of Shelda White property, his concern was with the 10' deeded to Brady Bradshaw that should be part of the road and that he is the owner of the property. He said Beaver City would have to pay for his property to be put into the road. Brady Bradshaw said he met with former Beaver City Manager Brent Blackner and measured everything out to be changed from a 66' to a 56' road and that's why the 10' was deeded to him. Brady also mentioned that he had seen a Quick claim deed that Steve Kinross had already deeded the road to the city (later it was discovered it was to Beaver County). Tyler Schena talked to former Beaver City Manager Steve Atkin and he said the property for the road was supposed to come from the west side of the property and moving the power and water would be costly to the Beaver City citizens. Tyler reference a letter written by former manager Atkin. Allan McCully provided a letter from Beaver City stating the center of the road would be the 1/16th section line. Allan said he would provide a copy of the letters he received from the city. He was concerned that the road would go into his property. Yancy Edwards wanted the road alignment to be at the power pole and fire hydrant along his property on 900 East.

Jason would like to get the property descriptions for each property and check all the descriptions and get the properties/road surveyed.

Master Planning Review Administrator Brown mentioned the city had put in for a grant to update the city's master plan.

The Planning & Zoning Board had no further business at this time. Member Yardley motioned to adjourn the meeting and Member Spencer second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:45 pm.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula Fails
Secretary