

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, September 1, 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, Paula Fails Secretary and Beaver City attorney Justin Wayment. Board Members Nate Harris, was absent and excused. Public present see exhibit

Work Meeting The board went to 900 East for and onsite review of the issues with 900 East on where the 56' road should be off the center line. Between 1400 North and 1800 North. Wayment will look over documents and minutes make an interpretation of those documents and get back to the board after reviewing the documents.

Minute Approval After reviewing the minutes, Member Yardley motioned to approve the minutes of August 4th, 2020. Member Spencer seconded the motion. All voted in favor. None opposed.

Conflict of interest statement No one had any conflicts to declare for this meeting tonight.

300 East Street Right-of-Way discussion Don Robert survey of 300 East street, survey lays out different than where the current road lies. Brown suggested that we have three options; 1) either leave it as is, 2) the city could relinquish some right-of-way or 3) complete a survey of the entire block and make adjustments, if needed between Roberts and neighboring properties. Beaver city attorney Wayment suggested we have a surveyor look at it and make a recommendation to the board. The board will turn it over to the City Council for a decision.

1175 North Road Discussion from the water fountain on Main Street headed East to North Creek road. Administrator Brown informed those present at the meeting that 1175 North has been identified as a minor collector in the City's master plan as a 66' wide road to take some of the stress off of 600 North road by the Elementary school. Max Anderson asked about whether or not the road would go through any established properties and where is the section line. Brown said no survey has been done to know where the section line is at this time. Property ownership have been identified and it appears the center of 1175 North would split properties evenly. Mark Nelson suggested continuing 1400 North instead of making 1175 North a main road. Brown said 1400 and 1800 North are also identified on the master plan as roads connecting to North Creek Road. Wayment your street Master plan roads are roads the City envisions for the master plan in the future, but doesn't necessarily mean that is where they will end up. Spencer White if the lots are cut down in size would it stop people from building, Wayment no they are grandfathered in and can still build on the lots. Brown most (if not all) of the lots meet the 1-acre rural residential minimum. Brown as we grow, we need to plan for the future and roads need to be part of that plan. Brown said, as development of properties along this corridor occur, development needs to incorporate proposed road into development plans.

Ordinance R-1 to R-20 Review (animal regulations) Beaver City Council has charged the Planning and Zoning Board to review the animal regulations pertaining to R-1 to R-20 residential zone. Discussion on animal rights. Administrator Brown read ordinance 11-5B-7 modifying regulation, section C – J. see Beaver City codes. This has been the ordinance since 1995. Brown this is not a public hearing this is a discussing for a residential 1 zone. Public comment was allowed at this time:

Kelly Mortenson don't change anything he has been grandfathered in for 50 years, if people don't like smelly corrals they should leave. Max Anderson says that this says he can't have a buck, but he is in a rural residential zone, so the zone that we are discussing does not pertain to him. Wiley Hughes, he has 14 acers and 8 horses on his property and would like to know if 6 horses on this ordinance is a cap, he thinks it needs to be more specific for different areas and landscape should be useable space. He would like to be permitted to have more horses. James Nay said that he has 9000 square feet and he was told that it's not good enough. He said that he came to the City and was given permission to have a horse. He is the reason we are here tonight. Wayment discussed usable space for the animals, which the house and landscape is not part of the usable space, maybe it can be better defined in the ordinance. The board needs to clarify what they want for Beaver and set the ordinances

accordingly. Ordinances help give order to your town and figure out what you want for the town. Ze Almeida has 3 chickens, he doesn't think he should have to have 9,000 square feet to have 3 chickens. Spencer White doesn't make sense for our area, remove section F or include all breeding stock. Ron Barney had a horse next to his property and they couldn't even hold a dinner outside in his backyard, because of the smell and the flies. The ordinance needs to be enforced for everyone. Pete Yardley came to the meeting in 1995 on supplemental feeding for 4-H animals, they made recommendations at that time to allow supplemental feeding for 4-H kids. David Roberts has the City redone this ordinance / zoning since 1995. Max Anderson attended a previous meeting and witnessed that the zoning board is trying to work for the community not against the community. Rita Dean would like the board to accommodate the person with the horse and the person smelling the horse. Lee Joseph all the people in this room are stewards of the land and community and they are maintaining their land around them. If you start restricting these people, they will stop maintaining the land. Levi Hussey nothing that covers the smell of the animals in the ordinance, the board needs to deal with this issue, also to deal with the complaints of the smell and cleanliness. Bryan Bradshaw why can't his grandkids raise goats on their property for 4-H. Administrator Brown just to clarify, there are a lot of people in town that have come in and done it right by getting a conditional use permit, tonight we are here to listen and take recommendations back to the City Council. Gates Nowers building on 99x99 lots then they won't have room for any animals. Tim Joseph cannot find a definition for supplemental feeding, anything that's not naturally grown from the ground. That needs to be looked at in the ordinance. Board Chair, Joe White said we will have a public hearing in the future to solicit feedback from the community prior to making recommendations to the City Council.

Cargo Storage Containers Wayment review issues with cargo containers. Talked about Parowan's ordinance needs to be looked at in Beaver. Parowan's ordinance addresses many things like size of container is decided depending on the size of the lot, certain sizes need a building permit and they need to be painted. Brown anything over 200 square feet requires a building permit. The board will review the ordinance and work on this ordinance at the next meeting and make a recommendation to the City Council in the future.

Crowther Minor Subdivision Marvin C. Crowther 3 one acre lots, he would like to develop this property and build homes on the lots, looking at developing the 500 East road along with his minor subdivision. Power, sewer and water services are close to the area and they also discussed transferring of water to be able to have outdoor water and indoor water-use on the property. Brown road widths and lots sizes are the right size for the zoning in the area. Drainage around the property was also discussed. Jason will be email Trevor Gadd who is the engineer doing the plans and what needs to be added to the plans, dry well, street lighting, and power/transformer, etc.-Brown the city will have to maintain the road that is currently there on 885 North. Mr. Crowther will come back at a later time to finalize plans.

E&A Family Partnership Conditional Use Review Administrator Brown sent a letter to the family concerning their conditional use permit, no response from the family yet. The CUP will only allow 4 trailers, but they have had as many as 12 trailers on the property this year, still have 6 on the property right now. Conditional Use Permit needed to be redone to specify 4 trailers total, but a family reunion would be allowed for a few days at a time. Conditional use permit will be reissued.

Hardy Development Discussion Administrator Brown informed the Board of a proposed development coming to the board soon. Proposing to install a 25-lot residential use vacation resort type development. He would within a year build the rental homes that people could use as a getaway. Water and power are close, sewer is not in the area, but there are possibilities options to connect to the city's sewer mainlines to the south.

Chairman White suggested for all the board members to read over the Parowan City Ordinance and drive around town to see potential suggestions on the animal ordinances. We will try and hold an hour work meeting to review the animal ordinances and cargo container ordinance from Parowan. The Planning & Zoning Board had no further business at this time. Member Spencer motioned to adjourn the meeting and Member Yardley second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 8:45 pm.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula Fails
Secretary