

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on Tuesday, October 6, 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 B. Fails Secretary. Board Members Nate Harris, was absent and excused. Public present Jared Gillins and Kyle Blackner.

**Work Meeting** Cargo Containers discussion the board reviewed over Parowan's policy for containers everyone liked what they had in the policy, a few changes were discussed on sizes of container 20' verses 40' depending on lot size, No stacking of containers, no living in the containers and earth tone colors on the exterior of the container. Allowed in all of the zones upon approval from the Beaver City Planning and Zoning board. Jared Gillins (Beaver County Building Official) provided additional comments pertaining to building code. Administrator Brown will make the changes discussed and then send it back to the board for final approval and then recommendations will be sent to the Beaver City council after the board reviews the changes next meeting.

**Minute Approval** After reviewing the minutes, Member Spencer motioned to approve the minutes of September 1<sup>st</sup>, 2020. Member Albrecht seconded the motion. All voted in favor. None opposed.

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

**Continued discussion on Single Family District** Administrator Brown reviewed some of the issues that need to be addressed - define usable space and supplemental feeding. The Board discussed several concerns pertaining to the existing ordinance: do we recommend allowing additional animals, with the approval of a Conditional Use Permit. Do we get rid of supplemental feeding or leave with a Conditional Use Permit and provide more clarity to what supplemental feeding is? Most were in favor of reducing the useable lot space for allowing of smaller animals like chickens. Most agreed that leaving a horse or two on 9,000 s.f. would create a dirt patch. Cleaning up of manure was discussed, we would need to note in the ordinance to refer to City Ordinance Title 4 pertaining to manure nuisances.

The board decided to table until next meeting to review changes before finalizing recommendations for the City Council.

**Simple Subdivision Blackner / Gillins** Kyle Blackner and Jared Gillins met with the board to discuss their plans for a Minor three lot subdivision, with three lots. They are in the process of getting their lot boundaries adjusted to reflect actual fences that have been existing for many years. Beaver City Utility Superintendents are looking at utility services to see where the services are for their lots at this location. And what utilities will need to be extended. The board discussed the request of not having 1100 east a through road from center Street to 200 North as is identified on the Master transportation map. It was determined that 1000 East and possibly 900 East would be required through street, 1000 East would be a through street to 600 North. This subdivision falls under a Minor subdivision, not a Simple subdivision. Member Yardley motioned to accept the Minor subdivision, with changes set by Zoning administrator Brown and to follow the subdivision ordinance. Member Albrecht second the motion. All voted in favor of the motion. None opposed.

**Crowther Minor Subdivision** Changes on this subdivision were not sent to Jason until late this afternoon. We will review at the next meeting.

The Planning & Zoning Board had no further business at this time. Member Albrecht motioned to adjourn the meeting and Member Spencer second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:40 pm.

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APPROVED – Joe White  
Planning & Zoning Chairman

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ATTEST – Paula B. Fails  
Secretary