

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on Tuesday, December 15, 2020 at the Beaver City Center, 30 West 300 North. The Following members were present: Board Members Chairman Joe White, Joe Yardley, David Albrecht, Owen Spencer and new board member Jamie Smith. Also, present were Planning and Zoning Administrator Jason Brown and Paula B. Fails Secretary. Public present David Moore.

**Work Meeting** Administrator Brown reviewed with the board Multi Housing Discussion on the Gene Anderson 195 South 200 East. David Moore met with the board about possible buying this property and he would like the property rezoned to Multi family, it has been used for that purpose for several years. He would also like to turn one of the garages into another small apartment and have 3 rentals on the property. The board discussed parking and structural issues with a garage that doesn't meet code and the garage would need to be moved back 20 feet and brought up to code, David did not have an issue with taking it down. The board could not make a decision on this matter until neighbors have been notified of the possible zone change, this item will be on next month's agenda.

**Minute Approval** After reviewing the minutes, Member Spencer motioned to approve the minutes of November 3, 2020. Member Yardley seconded the motion. All voted in favor. None opposed.

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

**Welcome new board Member** Chairman White welcomed new board member Jamie Smith to the Planning and Zoning board.

**Conditional Use Permit** Conditional Use Permit for Cody Wright was tabled until the January 5, 2021 meeting.

**Animal Ordinance Review** The board reviewed Santaquin, Utah's Animal ordinance and the point system that their City has in place. Member Yardley suggested a possible seasonal animal use for, 4-H animals during the summer months. The board suggested getting rid of supplemental feeding and changing the current chart that we have in our ordinance, so that it is easier to use and understand. The board asked Admin. Brown to gather some additional information from Santaquin on how they came up with the square footage per animal based on their point system. Admin. Brown will report back to the board on January 5<sup>th</sup>.

**Master Planning Review** No information on the grant for the Master Plan.

Chairman White asked about the status of 900 East that the Planning and Zoning board was trying to clarify a few months back. Administrator Brown said he is working with Trovor Gadd (Jones & DeMille Engineering) to generate road dedication plat map to show what is existing and what sections need to be deeded.

**Airport Road Industrial Park Subdivision Plat** Administrator Brown reviewed the Airport Road Industrial Park Subdivision, and the City is looking to promote industrial business to come to Beaver. All supported the layout. Member Albrecht motioned to accept the Airport Road Industrial Park Subdivision and recommend to the City Council to accept this subdivision plat Member Spencer seconded the motion. All voted in favor of the motion.

**Beaver City Zoning Discussion** Administrator Brown asked the board if they had any questions about any of the zones in Beaver or if they have any issues with any of the zones. The board did not have any issues.

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

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APPROVED – Joe White  
Planning & Zoning Chairman

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ATTEST – Paula B. Fails  
Secretary