

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, January 5, 2021 at the Beaver City Center, 30 West 300 North. The Following members were present: Board Members Joe Yardley, David Albrecht, Owen Spencer and Jamie Smith. Also, present were Planning and Zoning Administrator Jason Brown and Paula B. Fails Secretary. Joe White was absent and excused. Public present Max and Susan Crandall, David Moore, Tracy Davis, Chris Bray, Stephen Bray and John Spendlove with Jones and DeMille.

Work Meeting Administrator Brown reviewed the agenda with the board members.

Member Spencer was appointed as Pro-tem Chairman for tonight meeting.

Minute Approval After reviewing the minutes, Member Albrecht motioned to approve the minutes of December 15, 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.

Public Hearing Member Albrecht motioned to move into public hearing Member Smith second the motion. All voted in favor of the motion. Discussion on making a correction on the zoning of property at 190 East 100 South from Multi Family to R1 and the property at 195 South 200 East from R1 to Multi Family. The property at 190 East 100 South is currently Multi Family and should be R1, it is not currently used as that and the Gene Anderson property that has 2 residences for years be changed from R1 to Multi Family. Max Crandall asked for a clarification of the zone changes, He would prefer the property stay 2 units. Member Albrecht asked Mr. Moore if he has checked with the building inspector to see if the buildings on the property met code, he said that he has not talked to the building inspector yet.

Member Yardley motioned to move out of the public hearing Member Albrecht second the motion. All voted in favor of the motion.

Member Yardley made a motion to recommend to the City Council to change the Gene Anderson/Dent Deal property at 195 South 200 East from R1 to MR2 zone Member Smith second the motion. All voted in favor of the motion.

Member Albrecht made a motion to recommend to the City council to change the property at 190 East 100 South from Multi Family to R1, Member Smith second the motion. All voted in favor of the motion.

Conditional Use Permit Conditional Use Permit for Cody Wright at 750 North 400 West, was tabled until Cody can be present for the meeting, Mr. Wright will be put on the agenda for a Conditional Use Permit on February 2nd, 2021.

SLEEPY LAGOON PRELIMINARY RENOVATION DISCUSSION Chris Bray is the contractor for the Sleepy Lagoon, representing Greg Washburn met with the board to discuss the possibilities for the Sleepy Lagoon. They are looking at changing the zoning and making it into condo. Mr. Bray presented drawings for 1- and 2-bedroom condos as a possibility for the Sleepy Lagoon, 3-phase plan on the property, with a total of 11 double (combined rooms) units and 5 single units. Phase I finish the Lagoon, Phase II build a new section on the North of property to replace the part that burned down and Phase III if they can purchase the Kim Davis property, they will put the leech field to the back of his house and put another building in the front if it is allowed. They plan to sale 5 units on the south and keeping the others for rentals. The parking will be changed to covered parking on the southside, so it's not in front of the building. Sewer service was discussed, it will have to be on a septic system with leech ponds. Rentals will be overnight, not monthly. The project will move forward whether they purchase the Kim Davis property or not. Administrator Brown talked to him about the possibility of the property being developed as a planned unit development. Rezoning of the property was discussed, Administrator Brown said that he would have to review the zoning to verify if the property needs

to be zoned Multi Family or left Commercial Zone. The board asked for them to present the planning and zoning board a more detailed plan, so we can move forward with a review.

Central Commercial Development Tracy Davis met with the board to discuss his property at 420 North Main, he would like to place 4 tiny house rentals (rental only not to sale) on the 99x99 piece of property or revert it back to a trailer house park or a home on the property.

715 North Main 144x98 put a pavilion in the middle, with individual cabins or tiny homes
40 East Center at the Beaver press he would like to remodel with a museum in the front, a place to house his family's artifacts in the back and make it a destination station in the top. He would like to make Beaver a destination place. The board will review his plans for these properties and meet with him again at a later date.

At the Beaver Airport Industrial Park, he plans on putting up a building with drying rooms. Mr. Davis' plans for the industrial park is a permitted use for what he wants to do.

400 West Development Discussion Max Anderson with Beaver Housing Authority joined the meeting via zoom, John Spendlove with Jones and DeMille met with the board to represent Beaver housing authority on developing their property at 400 West and between 600 and 700 North. The 10 lots are 9800 square feet. The road on 700 North is sufficient for Beaver City's master plan. The plans will meet the requirements for MR2, which is what the property is zoned. Utilities are all in place for this development. Subdivision ordinance will need to be followed. Member Yardley motioned to send the phase 2 400 West Beaver Housing Subdivision to City Council for approval member Albrecht second the motion. All voted in favor of the motion. The Planning & Zoning Board had no further business at this time. Member Albrecht motioned to adjourn the meeting and Member Smith second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 8:00 pm.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula B. Fails
Secretary