

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on Tuesday, February 2, 2021 at the Beaver City Center, 30 West 300 North. The Following members were present: Chairman Joe White, 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. Public present Dave Moore, Carolyn Anderson and Nate Robinson.

**Work Meeting** Administrator Brown reviewed over multi-family housing, the animal ordinance and items on the agenda.

**Minute Approval** After reviewing the minutes, Member Spencer motioned to approve the minutes of January 5, 2021. 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** Chairman White welcomed everyone to the meeting.

**Conditional Use Permit** Cody Wright was not present to meet with the board to ask for a conditional use permit for a dog kennel at 750 North 400 West.

**Rezoning** Beaver City Council asked the board to revisit the rezoning considerations 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 Council would like the board to make sure the change fits the general plan. Dave Moore, who is considering purchasing the property at 195 South 200 East, talked to the board about what he found out from the Beaver County building inspector Kyle Blackner about the possibilities of a third unit on the property at 195 South 200 East. The building inspector said that the buildings did meet code as far as distance between buildings. Mr. Moore would like to do 3 units on this property, which would not fit in the MR2 zone. Member Spencer motioned 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.

**Tolton Property on Main Street** Carolyn Anderson met with the board to discuss the Tolton property at 25 Main. She is looking at purchasing the property and turning it into two Airbnb rentals in the upstairs part of the building, and leaving the bottom section a salon and office rental. Mrs. Anderson had talked to the County building inspector Kyle Blackner and said at 2017 the building did meet code at that time. The board advised her to check into parking options for property and elevator/disability options.

**Wade Bradshaw Apartments (Preliminary Proposal)** Nate Robinson met with the board representing Wade Bradshaw and discussed with the board the plans for the property at 75 South Main. Mr. Bradshaw would like to build a 4 plex 12 feet off of main street and a duplex for the first phase, they plan to have parking inside the property and an entrance on 100 South. The second phase would be another 4 plex and duplex. The units will be 2 and 3-bedrooms, the East and North property lines will be fenced, parking 11 spaces required for each phase, parking surface (dustless surface – for all surfaces, driveways) lighting, outside drainage, curb and gutter and setbacks were also discussed. Mr. Robinson will work on getting a more formal site plan to review with the board next month.

The Planning & Zoning Board had no further business at this time. Member Albrecht motioned to adjourn the meeting and Member Yardley second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:35 pm.

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APPROVED – Joe White  
Planning & Zoning Chairman

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ATTEST – Paula B. Fails  
Secretary