

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, March 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 Paul Davis, Nate Robinson, Rhett & Malissa Smith.

Work Meeting Administrator Brown talked to board about road issues from 885 North to the end of the city limits and from Manderfield Hwy to the end of city limits. Brown has reached out to Jones and DeMille and they are looking into roads in the area for Beaver City to determine what existing road dedications we have and what is still needed. The board reviewed over the Wade Bradshaw Apartments water, sewer and power, ordinances on fencing, parking, lighting and removal of the old sign at the Eagle's Roost.

Welcome Chairman White welcomed everyone to the meeting.

Minute Approval After reviewing the minutes, Member Albrecht motioned to approve the minutes of February 2, 2021. Member Smith seconded the motion. All voted in favor. None opposed.

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

Beaver City Airport Annexation Review Member Spencer made a motion to recommended to the Beaver City Council to accept the Beaver City Airport Annexation Member Yardley second the motion. All voted in favor of the motion.

Forest Cox review residential housing CUP Administrator Brown discussed with the board Mr. Cox's plans to have a residential home in the old Bradshaw Chevrolet auto building. This item will be on next month's meeting.

Wade Bradshaw Apartments Complex Conditional Use Nate Robinson, representing Wade Bradshaw met with the board to review over the plans for the Wade Bradshaw multifamily apartments on Main Street. Previously Manager Brown had reviewed power, water and sewer requirements. They reviewed over placement of trash dumpster location, parking, he will have a gravel surface for the parking until phase two is done, fencing the North and East, curb, gutter and sidewalk on 100 South from main street to East property line, lighting on the entrance to the property and within the parking lot. Drainage will be contained onsite. Member Spencer motioned to approve the Wade Bradshaw multi-family housing, fencing on the North and East of the property, lighting in the entrances and the parking lot, curb gutter sidewalk, sign removal and surfacing (dustless) to be done before the end of 3 years. Member Yardley second the motion. All voted in favor of the motion.

Smith Annexation The Smith Annexation will include Rhett & Malissa Smith, Lance & Jamie Smith and Roger & Paula Smith. Member Albrecht motioned to recommend to the City Council to accept the Smith Annexation with the R1 Zoning. Member Spencer second the motion. All voted in favor of the motion.

General Plan Administrator Brown discussed with the board options with grant, a college student internship and the proposal from the law firm to write the general plan, with the help of the Planning and zoning board. All board member agreed to go forward with the law firm to help write the general plan.

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 7:20 pm.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula B. Fails
Secretary