

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, August 3, 2021 at the Beaver City Center, 30 West 300 North. The Following members were present: Pro-Tem Chairman Owen Spencer, Board Members David Albrecht, Jamie White and new board member Travis Hollingshead. Also, present were Planning and Zoning Administrator Jason Brown and Paula B. Fails Secretary. Chairman Joe White was absent and excused. Public present None.

WORK MEETING Administrator Brown welcomed new board member Travis Hollingshead. Administrator Brown reviewed with the board the Moore simple subdivision; the Moore's will be splitting one lot into three lots. Administrator Brown also reviewed Residential Zone, Central Commercial Zones and what is permitted in a Central Commercial Zone.

WELCOME Pro-Tem Chairman Spencer welcomed everyone to the meeting and welcomed new board member Travis Hollingshead, to serve as a member on the Planning and Zoning board.

MINUTE APPROVAL After reviewing the minutes, Member Smith motioned to approve the minutes of May 4, 2021. Member Albrecht seconded the motion. All voted in favor. None opposed.

CONFLICT OF INTEREST STATEMENT Conflicts to declare for this meeting tonight, Member Smith stated that her husband is an employee of Beaver Valley Hospital.

BEAVER VALLEY HOSPITAL REQUEST ZONE CHANGE The board reviewed the different zones in the area near the hospital proposal to change the zone from Residential to General Commercial, as recommended by the Board of Adjustments. Member Albrecht motioned to recommend to the Beaver City Council to change the Zone for the two partials of Municipal Building Authority parcels, where the Beaver Valley Hospital at 1109 North 100 West is located be changed from Residential to Central Commercial and to change the wording on the zone to include hospital, with medical services as a permitted use in this zone. Member Smith second the motion. All voted in favor of the motion. None opposed.

MOORE SIMPLE SUBDIVISION The Bonnie and Daniel Moore subdivision meets the min. property size for their simple subdivision and they have given utility easements on all the property. To meet side yard setbacks for accessory buildings, one building, will be required to be removed to meet the setbacks for each lot in the subdivision. The existing house and existing garage do not currently comply with the 20' front yard setback. These structures have been in place for many years, and would remain. Electrical services would need to be separated. Member Smith motioned to recommend to the City Council to approve the Moore Simple Subdivision. Member Hollingshead second the motion. All voted in favor of the motion. None apposed.

Administrator Brown discussed three up and coming issues with the board the flooding in Beaver, that occurred over the last weekend, grateful for the Mammoth Canal that took 70% of the water and prevented a lot more issues that could have occurred during the flooding. Flooding occurred along North Creek road through the triangle piece of property on the North Creek road and into Porter Subdivision. Administrator Brown would like to do a berm along 1200 North to push the water back towards 600 North and keep it out of the subdivision. Brown has also reached out to Jones and DeMille Engineering and along with UDOT to work on a drainage study. Administrator Brown also discussed with the board a proposed truck wash that is coming to town and they also reviewed possible areas for more dense housing.

The Planning & Zoning Board had no further business at this time. Member Albrecht motioned to adjourn the meeting and Member White second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 6:30 pm.

APPROVED – Owen Spencer Pro-Tem
Planning & Zoning Chairman

ATTEST – Paula B. Fails
Secretary