

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, September 7, 2021 at 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Joe White, Board Members David Albrecht, Jamie White, Owen Spencer, and Travis Hollingshead. Also, present were Planning and Zoning Administrator Jason Brown and City Recorder Anona Yardley. Board Secretary Paula Fails was excused.

WORK MEETING

Conditional Use Checklist – Manager Brown presented the new Conditional Use Checklist and explained that this checklist has been approved by the City Council and the City Attorney. The usable space definition is a part of the checklist that is important. Mapping of the usable space along with supplemental feeding is what the applicant will need to do in order to comply with the ordinance. Chairman White asked about the removal of manure in the area. Manager Brown said that this matter is addressed in the nuisance ordinance. The conditional use application before the board tonight requires that the property has enough space for the 20’ rear setback. The answers to the questions about the conditional use will need to be answered by the individual.

Simple Subdivisions – Becky Bartlett has a power line that goes through the middle of her property. Beaver City will not be moving the power line. If someone built on the property, they would have to adhere to the requirements of distance to the pole and can’t build a structure 15’ either way of the power line. There is already secondary water on the property, sewer and culinary water have no connection issues.

Janet & Hal Lessing – A variance can’t be made by subdividing. There is a shed that is there and the question is what property is the shed on.

John Poll – This area is zoned RR-2.5 The parcel is 15 acres. They are dividing it once. The division adheres to the subdivision requirements.

There are City Planning Trainings at the ULCT conference the end of September on Planners Day, Thursday, 30th. This is a very good training for board members. If anyone is interested in attending, please let Recorder Yardley know so the registration and motel rooms can be arranged.

REGULAR MEETING

WELCOME

Chairman Joe White welcomed the members and audience. Those present were Hal and Janet Lessing and the John Poll Family, Becky Bartlett and Jenny Atkin and Shirlene Willden.

MINUTE APPROVAL After reviewing the minutes, Board Member Spencer motioned to approve the minutes of August 3, 2021. Board Member Smith seconded the motion. All voted in favor. None opposed.

CONFLICT OF INTEREST STATEMENT

No conflicts were voiced.

BECKY BARTLETT SIMPLE SUBDIVISION – 15 SOUTH 300 EAST

Becky Bartlett explained that she has a large lot that is too big for her desired use. She would like to split the property into two lots. There is a power line that goes overhead through the property. A structure would not be allowed in the easement for this line but a driveway would be possible. Manager Brown stated that the second lot meets the frontage and square footage minimum requirements. Board Member Albrecht motioned to approve the simple subdivision as presented. Board Member Hollingshead seconded the motion. All voted in favor. None opposed.

HAL AND JANET LESSING SIMPLE SUBDIVISION – 295 EAST 400 NORTH

Charlene Gillies is in long term care and Hal and Janet Lessing are representing her in this request to divide her property. The family would like to sell the Gillies home. The other lot would be a separate lot between Chad Limb and the Gillies home. Lot lines have been adjusted to bring all lots into compliance with frontage and size. There is an existing secondary water hookup on the second lot. There is access to the back of the Bradshaw Property on the north side for the back property. The setbacks have been met and they propose a 10’ easement along the west side of the lot where the existing Gillies home is located. Board Member Spencer motioned to accept the Charlene Gillies simple subdivision and recommend it to the Beaver City Council. Board Member Albrecht seconded the motion. All voted in favor. None opposed.

JOHN POLL SIMPLE SUBDIVISION – 2310 NORTH 900 EAST

Mr. John Poll stated that Penny and Scott Poll are his parents. They would like to build a home and retire here. He would also like to move his family here when his children are out of school. His parents would live on the 2.5 acres and John would live on the 13.63 acres with his family and animals. They have participated in the sewer main extension on 900 East which ends at their property. The water line has also been extended with all sufficient fire hydrants that are in place

for that area. Power was previously run to the 16 acres by Shad Bradshaw. The roads are at a standard width with sufficient easements. His parents will be selling their home in Las Vegas. They are still in the engineering stage with their new home. Manager Brown clarified that the 2.5 acres has a water connection. The water right that is required would need to be brought to the city when the water is ready to be connected. The 13.63 acres will need a water right to secure a water connection. Board Member Albrecht motioned to recommend to the city council the John Poll simple subdivision with the stipulation that a water right be provided at that time of connection to the water system. Board Member Hollingshead seconded the motion. Chairman White clarified the motion that the 2.5 acres would be able to build a home now. All voted in favor. None opposed.

JAMES NAY CONDITIONAL USE PERMIT FOR A HORSE AND HORSE FEED AT 651 EAST CENTER

Shirley Wright, Lisa Roberts, and Shirlene Willden were present. Mr. Nay was not present at this time. Mrs. Wright stated that there is a 10' board fence around this property and that there has never been a horse on this property before Mr. Nay brought his horse. She asked why he would need a permit because he already has a horse on his property. Chairman White explained that Beaver City has a checklist for animals on residential lots. A copy was given to Mrs. Wright. Manager Brown stated that there is 40 feet from the house to the fence. Shirlene Willden also addressed the board with questions about enforcement of animal ordinances. Manager Brown is the code enforcer at this point in Beaver City. The ordinances are being enforced to the best of our abilities. Chairman White thanked the Wright family for their comments.

The Planning & Zoning Board had no further business at this time. Board Member Smith motioned to adjourn the meeting and Board Member Albrecht second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 6:50 pm.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Anona S. Yardley
Recorder