

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on Tuesday, February 1, 2022, 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Joe White, David Albrecht, Travis Hollingshead and new board member Ruben Vasquez. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. Public present Dustin Knudson, Brady, Jason, Robin & David Bradshaw, Jody Sagers, Tyler & Jackie Kinross.

### **WORK MEETING**

No work meeting started into regular meeting.

### **REGULAR MEETING**

#### **WELCOME**

Chairman Joe White welcomed new board member Ruben Vasquez and the audience to the meeting.

**MINUTE APPROVAL** After reviewing the minutes, Board Member Hollingshead motioned to approve the minutes of January 4, 2022. Board Member Albrecht seconded the motion. All voted in favor. None opposed.

#### **CONFLICT OF INTEREST STATEMENT**

No conflicts were voiced.

**DUSTIN KNUDSON with CHROME HOLDINGS, LLC** - met with the board to ask for a Conditional Use Permit at 35 West 1175 North, for a Semi-Truck Wash. Dustin Knudson addressed the board about plans for his business. The truck wash is capable of doing 30 trucks per day, operating 16 hours a day, operating 6 am to 10 pm and eventually 24 hours a per day. The trucks would park at the trucks stops in Beaver; in the future they plan to expand to 3 bays and have truck parking. They will employ 8 to 10 people. They would plan for trucks to enter on 100 West and exit on 1175 North. Member White asked about fencing, no fencing is required. Questions were asked about where the mud would go, Mr. Knudson explained that 50% of the water would be reused and he would like to in the future upgrade to a 90% re usage of the water. Vac-truck would suck out the mud similar to septic tanks. Member Hollingshead asked about lighting, he has lighting in his building permit. Member White asked about noise, Mr. Knudson said that it is an enclosed building. Member Hollingshead asked about the surface on the property, he plans on concert, where the trucks will drive. Dustin showed the building permit plans, so that everyone could see what the building would look like. Member Vasquez asked about how he would deal with the trucks stacking up, Mr. Knudson said if needed they would have to widen the road to two lanes. Member Albrecht ask about landscaping, Mr. Knudson said that they plan on having sidewalk around the building and leaving the rest of the property as is and keeping it maintained. Mr. Vasquez asked if there would be fencing around the retention pond, he said that it would only be 3-4 feet deep and no fencing around it. David Bradshaw asked about drainage and if the retention pond will take care of the drainage. David also asked about the pollution and a turning lane or widening the road on main street, fencing around the retention pond and an odor / pollution problem to deal with. Member White asked what kind of trucks would they be washing, Mr. Knudson said they will not wash any livestock trucks. Administrator Brown asked about how the retention tanks would be cleaned out, Mr. Knudson said that he would have a company pump it out. Jason Bradshaw would like the board to consider a noise barrier fence the full length of the property, extending the turning lane all the way to Ernie's Truck Stop and a fence around the retention pond and widening the road. Tyler Kinross lights, fence, noise barrier, protection of the kids and road protection. Brady Bradshaw concerned about 1175 North, how the traffic is going to be impeded. Administrator Brown - Beaver City has been talking with Robert Dowel with UDOT to do a traffic study to widen the road. Robin Bradshaw thanked the board members for serving. Robin asked question about water, Administrator Brown said the water is figured on four-acre feet. and how much they are being charged, he would like to see sidewalks required, truck parking lot, (Robin doesn't think we need another semi- truck parking lot in Beaver), turns aren't big enough on 100 West. Robin is against overnight parking and asked for an 8' sound barrier wall on 100 West. Administrator Brown ask Mr. Knudson where the closest truck wash was, he said St George industrial park, but one like his would be in Arkansas Phenix or Salt Lake City. Jason Bradshaw asked about noise decimal for his truck stop and would like to see no idling. Mr. Knudson would not want to have trucks idling either.

Administrator Brown presented the following checklist for the site Development of Chrome truck wash, with ordinances listed. See attached.

Administrator Brown presented the following checklist for the site Development of Chrome truck wash, with ordinances listed:

- ☐ 11.7A.3 & 11.13: Conditional Use Permit
- ☐ 11.1.7: Building Permit (in process)
- ☐ 9.7.2 & 11.1.8: Site Plan
- ☐ 9.7.3: Landscaping
- ☐ 4.2: Weeds, Garbage and Refuse
- ☐ 9.7.4: Roads
- ☐ 9.7.5: Sidewalks
- ☐ 9.7.6: Curb & Gutter
- ☐ 9.7.10: Storm Drainage (confined on site)
- ☐ 9.7.12: Fencing?
- ☐ 11.7A.6: Special Provisions
- ☐ 11.7A.7: Signs (see Title 10), requires sign permit
- ☐ 11.12.1: Off-Street Parking
  - ☐ 11.12.4: Number of Spaces (size of stalls, see 11.12.2)
- ☐ 11.12.5: Access Requirements
- ☐ 4.3: Noise Control

Mr. Knudson had no further questions at this time, he would just like to be a good neighbor and build a Semi-Truck wash.

Member Hollingshead motioned to postpone the Conditional Use Permit approval or denial until the March 1, 2022 meeting for further review. Member Vasquez second the motion. All voted in favor of the motion.

**ZONE DENSITY REVIEW: RESIDENTIAL HOUSING DEVELOPMENT – TINY HOME BY ZIP IT** – Postponed until March 1, 2022.

Administrator Brown discussed with the board the different options for Multi housing inside Beaver City limits. The homes that Zip it would build and bring in would be 300 to 600 square foot homes. Zip it would like to have all the homes used as rental properties, mostly to help those in need of housing and will be managed by Switch point.

**BEAVER CITY FENCE ORDINANCE** – Administrator Brown discussed with the board the fence ordinance, (anything over 6’ requires a building permit) and showed the board examples of fencing around town. All board members will review the ordinance and have a discussion at the next meeting.

**GENERAL PLAN – MASTER PLAN** – Administrator Brown reviewed over what RCC discussed with the board on their report from last week for those that were not here. Our next to surveys are Economic Development and

The Planning & Zoning Board had no further business at this time. Board Member Albrecht motioned to adjourn the meeting and Board Hollingshead second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:50 pm.

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APPROVED – Joe White  
Planning & Zoning Chairman

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ATTEST – Paula B. Fails  
Secretary