

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, November 2, 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 Smith, Owen Spencer, and Travis Hollingshead. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. Public present Roy Barrus, Lynn Anderson, Elaine Jessop, Ryan Robinson and Payton Raddon with Rural Community Consultants.

WORK MEETING

Administrator Brown reviewed with the board items on the agenda.

REGULAR MEETING

WELCOME

Chairman Joe White welcomed the board members and audience.

MINUTE APPROVAL After reviewing the minutes, Board Member Spencer motioned to approve the minutes of October 5, 2021. Board Member Smith seconded the motion. All voted in favor. None opposed.

CONFLICT OF INTEREST STATEMENT

No conflicts were voiced.

FISHLAKE LUMBER CONDITIONAL USE PERMIT – HOPPER 55' – Roy Barrus met with the board to ask for a Conditional Use Permit at Fishlake Lumber, 1627 North Highway 357 to build a second Sawdust Hopper approximately 55' high, their current Hopper is 40' +/- high. They would like to improve the Hopper because it fills up in 3 days and this will allow a week or longer and this will allow them to be more productive and efficient with their business. Member Albrecht motioned to approve the Conditional Use Permit to allow the new hopper. Member Hollingshead second the motion. All voted in favor.

GENERAL PLAN – MASTER PLAN – Ryan Robinson with Rural Community Consultants met with the board to help update Beaver City's General plan. With the budget Beaver City has they will do Zoom meetings, update the General Plan, update Mapping, add more graphics, public interaction/feedback, the General Plan will also be put online with our ordinances using CivicInQ, minimum requirements for a general plan, aligning City Code with the General Plan, Transparency of the City Plan, and narrow down Beaver City's General plan from 183 pages to 60 pages.

Payton Raddon reviewed a Code Compliance Evaluation that was created by Rural Community Consultants. The board discussed areas that need improvement and talked to RCC about what the Planning Commission needs to do to help with updating the General Plan. Ryan reviewed with the board a sample of a draft and how they will be editing Beaver's General Plan.

Ryan discussed with the board the Phases that will be involved with writing the General Plan. Phase 1 Project Initiation, phase 2 Community Assessment, phase 3 Plan Drafting and phase 4 Plan Adoption. Ryan also reviewed over the suggested table of contents for the Beaver City General Plan.

The Planning & Zoning Board had no further business at this time. Board Member Smith motioned to adjourn the meeting and Board Member Spencer second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:00 pm.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula B. Fails
Secretary