

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, March 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, Jamie Smith and Ruben Vasquez. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. Public present Dustin Knudson and Allen Lyle.

WORK MEETING Administrator Brown discussed with the board conditions for Chrome Truck wash, parking for employees, curb gutter and sidewalk, fencing, trees, lighting, drainage (French-drain or dry well instead of an open pond), and dust concerns, what is listed on the conditional use permit, turn lane, truck entrance and exit sign, meeting with UDOT, Dust control, no idling trucks, no semis past access on 100 west and dry well vs open catch basin. Jason has emailed UDOT on the roads, but has not heard back from them.

REGULAR MEETING

WELCOME

Chairman Joe White welcomed everyone to the meeting.

MINUTE APPROVAL After reviewing the minutes, Board Member Vasquez motioned to approve the minutes of February 1, 2022. Board Member Smith seconded the motion. All voted in favor. None opposed.

CONFLICT OF INTEREST STATEMENT

No conflicts were voiced.

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. The board would like to see a 6’ fence with that height staying at least 50’ back on corner lots. The discussion will be ongoing. Manager Brown will prepare language changes to the ordinance for review before making recommendations to the City Council.

DUSTIN KNUDSON with CHROME HOLDINGS, LLC - met with the board to ask for a Conditional Use Permit at 35 West 1175 North 100 West, for a Semi-Truck Wash. Dustin Knudson addressed the board about plans for his business.

The board reviewed over the check list from last month’s meeting to make sure that everything is in the plans for this project. They reviewed over the roads, concert, landscape trees and grass, Member Hollingshead sent an email with the suggestion of trees along the west side of the property to act as a barrier in between the business and the neighbors. The curb gutter and side walk would need be from the business to main street on 1175 North and also on 100 West, drainage on the property is set up for an open drainage pond and the board asked about a dry well. Mr. Knudson said that they are costly, but he would look into the cost. Fencing – Mr. Knudson has no fencing plans at this time.

Signage – Mr. Knudson plans on entrance and exit signs for traffic control. Off street parking – Mr. Knudson plans on just employee parking.

Member Albrecht motioned to approve the Conditional Use Permit with the conditions that have been discussed tonight and as long as he follows all Utah State building codes, City, UDOT and Chrome Truck Wash meet with UDOT and have a turning lane installed on main turning to 1175 North, curb gutter and sidewalk and meets all Zoning ordinances. Member Vasquez second the motion. All voted in favor of the motion.

ZONE DENSITY REVIEW: RESIDENTIAL HOUSING DEVELOPMENT – TINY HOME BY ZIP IT MANAGED BY SWITCH POINT

– Allen Lyle met with the board to talk about his plans for tiny homes. He does this for no profit to help the needy, especially single moms with children who can’t afford rent. He is looking at property on the South end of Beaver. He works with someone up north that does the vetting to see who would qualify for this type of housing. Administrator Brown discussed with the board that this would be a good fit in this area for a PUD (Planned Unit Development). Mr. Lyle said that he works with the subs in the area to give the jobs to the people in the area. Chairman White said that he thinks these homes are a great fit for Beaver City. Mr. Lyle would like to see if the city is interested in partnering with him, and applying for grants. It was suggested that Mr. Lyle work with Beaver Housing Authority to see if they want to participate on the project.

The Planning & Zoning Board had no further business at this time. Board Member Smith motioned to adjourn the meeting and Board Member Vasquez second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:40 pm.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula B. Fails
Secretary