

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, April 5, 2022 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Joe White, Jamie Smith, Travis Hollingshead and Ruben Vasquez. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. David Albrecht, was absent and excused. Public present Mary Wignall, Mirreo Nelson and Chris Bray

WORK MEETING Administrator Brown discussed with the board the agenda items for tonight. Board member Hollingshead ask about the history on the Sleepy Lagoon. The state will not approve the existing septic system ant they are working on a new plan that the state is looking at approving. The main issue with this property is the septic system. There are different options and they are liking into them. Tonight, we will also review and hopefully finalize the fence ordinance tonight.

REGULAR MEETING Travis Hollingshead was nominated as Chairman Pro-tem to start the meeting, then Chairman White took over after approval of the minutes.

WELCOME - Chairman Pro-tem Hollingshead welcomed everyone to the meeting.

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

CONFLICT OF INTEREST STATEMENT - No conflicts were voiced.

MASTER PLAN UPDATE – RURAL COMMUNITY CONSULTANTS

Ryan Robinson with Rural Community Consultants reviewed over the general plan surveys, the average was 102.75 responses per survey and each survey ran for 2 weeks. Economic Development, infrastructure and land use came in on the survey as the top 3 priorities. See Exhibit 1. Ryan will prepare and present a draft master plan to the board by April 15th, for review, and this will be on the May 3rd, agenda to formally review.

SLEEPY LAGOON PROPOSAL Chris Bray contractor and partner with Greg Washburn / Sleepy Lagoon met with the board to review over there plans for developing the Sleepy Lagoon property for housing / condos. They will have 9 total units, 4 singles and 5 double units and have a conference room in the middle-angled area. In the future they would like to have a second phase that would include more units and they will leave the pond, which they plan on fixing up with a water fall. There will be a parking space in front of each unit and extra covered parking on the south side of the property, 15 total parking spaces for phase one. He is planning on an 8’ fence between the Sleepy Lagoon and the Kim Davis property to the North, Administrator Brown told him that the first 20’ could only be 5’ in height. Chairman White thinks that this area would be a good fit as a Planned Unit Development.

Public comment Mirreo Nelson said that she lives in St George and she said she would not like to live next to someone who owns and Airbnb or Vrbo. She thinks the board needs to really look into the restrictions, that will be set in place.

Mr. Bray asked about rezoning the property to allow for multi-residential. Administrator Brown said that the property will need to be rezoned to Multi-family, which will be advertised and done on May 3, 2022.

BEAVER CITY FENCE ORDINANCE LANGUAGE REVIEW – Administrator Brown discussed with the board proposed language, changes in the fence section of the supplemental ordinances. The concern with the Planning and Zoning board was the safety with the driveways and intersections (corner lots) for safety. No decisions were finalized at this time. The board asked Admin. Brown to provide the language he had for review.

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 8:00 pm.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula B. Fails
Secretary