

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, June 7, 2022 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman ProTem David Albrecht, Jamie Smith, Debbie Smith and Ruben Vasquez. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. Public present Bart & McCoy Bergstrom, Mary Wignall, Kenneth & Rebecca Lukins, Ron Winckler, Kim Davis, Jackie & Mark Whittlesey, Jeff and Melissa Kerksiek and Larry Wallace.

WORK MEETING Administrator Brown discussed with the board the agenda items for tonight. No board member had any questions.

WELCOME – Chairman ProTem David Albrecht welcomed everyone to the meeting and new board member Debbie Smith.

MINUTE APPROVAL After reviewing the minutes, Board Member Jamie Smith motioned to approve the minutes of April 5, 2022. Board Member Vasquez seconded the motion. All voted in favor. None opposed.

CONFLICT OF INTEREST STATEMENT - No conflicts were voiced.

BERGIES SERVICE AND REPAIRS – Bart & McCoy Bergstrom are asking for a conditional use permit for a home occupation small engine repair shop at 90 West 500 North. They will be repairing small engine such as lawn mowers, chain saw, and 4 wheelers in the future. No storage will be at their house. Hours of operation will be 9-5 Monday through Friday and they will be offering a pickup and delivery. They have a place to dispose of oil and chemicals correctly and they will work out of the existing garage to help eliminate noise. Manager Brown reported the concerns from Don Glen that he related to the city about noise and junk. Member Vasquez motioned to approve the conditional use permit with the conditions to keep everything cleaned up, no junk piled up, dispose of oil and cleaners and Member Debbie Smith second the motion. All voted in favor of the motion.

GENERAL PLAN UPDATE – Administrator Brown updated the board on the general plan. Beaver City was awarded \$55,000.00 to update our general plan's master transportation plan Jones and DeMille will start working on the plan soon and Ryan Robinson will be on our next months agenda to review the progress on the General Plan.

VAULT STORAGE UNITS – Travis Hollingshead met with the board to discuss his proposed storage units at approx. 1557 North Hwy 357. Tabled until next month.

SLEEPY LAGOON PROPOSAL PUBLIC MEETING - Chris Bray contractor and partner with Greg Washburn / Sleepy Lagoon met with the board to have the property at 882 South Main rezoned to multi-family. Chris updated the board on the progress of their plans for building at the Sleepy Lagoon.

Member Albrecht motioned to go into public meeting Member Jamie Smith second the motion. All voted in favor of the motion.

Public Comment - Ron Winkler showed a video of the property and surrounding property, of the proposed zone change, he thinks that this zone change goes against the cities mission statement. Kim Davis would like to see the property re-built as a motel, he hates the idea of the zone change and the new septic leech line design. Jeff Kerksiek is concerned about it being low-income housing and the septic system. Ron Winckler asked questions about parking and how many people will live there and Chris answered the questions on parking, how many residences and housing type. Member Debbie Smith asked questions about who will oversee the units. Chris said that they will have someone take care of that. Melissa Kerksiek was glad to be able to hear the plans for the Sleepy Lagoon and would like to see the property cleaned up. Chris said the units would sell for \$200,000.00-\$250,000.00 and they are looking at something like the ones on main street like Wade Bradshaw.

Ron Winckler would like to see a better drawing and plan. Kim Davis is not happy about condos instead of a Motel, he doesn't think that CCR'S will help and he thinks that a hotel won't be profitable because of the money he will have to put into it. Jeff Kerksiek he would like to know what the building would look like. Chris said, they would like to do brick and hardy backer siding. The look they are going for is modern farmhouse and Chris presented drawings for the units so everyone would be able to see what the units would look like. Larry Wallace asked if it

would be easier to run it through Beaver Housing or an association and he would like to see the property cleaned up and kept clean. Member Albrecht said the problem is that Beaver Housing doesn't own the property. Chris said that Red Stone Residential will be managing the property, they are a company that takes care of 44,000 doors currently. Ron does not want to see anymore residential in his area and he is going to fight it if the change goes through.

Member Jamie Smith motioned to go out of public hearing Member Debbie Smith second the motion. All voted in favor.

Member Vasquez motion to recommend to the City council to look at the Sleepy Lagoon property at 882 South Main to change the Zone from Commercial to Multi-Family Zone Member Jamie Smith second the motion. All voted in favor of the motion.

BEAVER CITY FENCE ORDINANCE LANGUAGE REVIEW – Administrator Brown reviewed the current City fence ordinance and discussed with the board proposed language, changes in the fence section of the supplemental ordinances. The board reviewed whether or not to leave it at 5' or change the minimum height to 6' except at intersections.

Kenneth Lukins addressed the board about an 8' fence in his neighborhood, that is ugly has some 15' poles and part of the fence is made with tarps. He does not like 8' fences. Kenneth also asked if a fence out of ordinance need to be lowered or taken down.

Member Jamie Smith is concerned about the front fence height. Jason asked for the board to drive around town and send him locations of concerns on fences, so the board can review them at the next meeting.

The Planning & Zoning Board had no further business at this time. Board Member Jamie 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 7:45 pm.

APPROVED – David Albrecht
Planning & Zoning Chairman Pro-Tem

ATTEST – Paula B. Fails
Secretary