

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, August 2, 2022 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Travis Hollingshead, Jamie Smith, Debbie Smith. Also, present were Planning and Zoning Administrator Jason Brown and Recorder Anona Yardley. Secretary Paula Fails was excused. Public present were Mary Wignal, Jackie & Mark Whittlesey, and Lloyd Cummings.

WORK MEETING

Conditional Use Permits – The Utah Beef Producers will not be requiring a conditional use permit from Beaver City tonight. Attorney Wayment provided the board members with information about conditional use permits. Board Members reviewed this information. Administrator Brown explained the uses of conditional use permits. A conditional use permit can be issued but conditions and regulations within the zone still need to be met. Zone changes need a public notice issued and letter sent to all neighbors within 300 feet of the location where the zone change is requested. Zone changes require City Council approval.

Variances – The Board of Adjustments will consider a variance on a fence height in their meeting tonight.

REGULAR MEETING

Chairperson Hollingshead welcomed all the people in the audience. He informed the public that The Utah Beef Harvesting Plant will not be requesting a conditional use tonight.

OPENING – ADMINISTRATOR BROWN

Opened with a prayer and the Pledge of Allegiance given by Administrator Jason Brown.

CONFLICT OF INTEREST STATEMENT – Travis Hollingshead declared a conflict of interest for the Peak Country Storage units which he is building.

MINUTE APPROVAL

After reviewing the minutes, Board Member Jamie Smith motioned to approve the minutes of July 5, 2022 as presented. Board Member Debbie Smith seconded the motion. All voted in favor. None opposed.

PEAK COUNTRY STORAGE UNITS

Tabled for lack of a quorum.

UTAH BEEF PRODUCERS CONDITIONAL USE PERMIT –

They no longer will be asking for this CUP because they may be locating outside Beaver City.

PUBLIC HEARING

Cancelled.

UTAH BEEF PRODUCERS ZONE CHANGE REQUEST FROM HIGHWAY COMMERCIAL TO CENTRAL DEVELOPMENT

Item removed from agenda because the proposed plant location is not within the Beaver City boundaries.

BEAVER HOUSING FENCE VARIANCE

The Beaver Housing Authority is requesting a variance for the height of the fence that parallels 400 West. It will be in the rear of the duplexes in that subdivision. The board questioned the ability to see traffic as they left the property and entered the street. The fence would still meet the setback qualification if it is within 20 ft. The board members were concerned with the visibility at the intersection of the private street and 400 West. Better visibility at intersections creates safer Beaver City streets.

AIRPORT ROAD INDUSTRIAL PARK AMENDED PHASE 1 PLAT MAP

Beaver City owns approximately 85 acres in this area. Phase 1 would be smaller lots, 1 to 4 acres. Phase 2 would be larger lots, south of the Airport Road. The Plat map needs to be amended to make these corrections in order to submit the plat to be recorded. Beaver City has already sold lots 2, 3, & 4. Lots 19, 16 & 13 are under negotiation. Structures must be built within two to five years of access of the property. Lots 11 and 12 need to be enlarged on the plat map to accommodate for the lay of the land. Board Member Debbie Smith motioned and Board

Member Jamie Smith seconded the motion to approve the amended plat map for the Airport Ind. Park. All voted in favor. None opposed. Manager Brown will submit the amended plat map to Beaver County for recording. Beaver City will provide the water, power and sewer for this subdivision. The sewer line will need to be extended to a few of the northern lots.

FENCE ORDINANCE REVIEW AND RECOMMENDATIONS

Manager Brown showed the board a few intersections within the city that have 5' fences at the intersection. Inside residential zones, the fence heights are limited to 6' within 50 feet of an intersection. In order to change the fence ordinance, a public hearing would need to be held with the City Council. The Planning and Zoning Board was asked to compile a list of fence recommendations so they can be considered by the city council. The city code needs to be strong enough so a variance should not be needed. The recommendations will be approved at the next meeting.

GENERAL PLAN UPDATE

Ryan Robinson from Jones & DeMille met virtually with the board to discuss ideas for the future annexation map boundaries. He asked the board to help determine future zoning for properties currently outside Beaver City. These determinations will be included in the general plan as future annexations and possible zoning for those areas. This information needs to be very specific in order for land owners to determine if they want to request annexation. The new zoning would be mapped into the annexation map. This helps when property owners come to the city asking for annexation. The map will help determine what the new parts of the city could be used for. Infrastructure helps determine what the property can be used for and how much infrastructure would be needed to facilitate the properties. As an example, the northeast corner has more rural residential as well as the east section is more rural residential. The South end of Main Street could be annexed as it is with Agriculture, Industrial, and Commercial. These can be written in the plan but a map is easier to see and understand. An open house for the Transportation Master Plan will be held to receive input from citizens on how and what they would like to see for future streets. Mr. Robinson will compile a draft future annexation map for the board members to consider.

PUBLIC COMMENT

Lloyd Cummings - Blue Core Lab is located in north Beaver County. They have had no communication with Beaver City. Beaver City needs to plan for businesses that enhance the city. Chairman Hollingshead thanked Mr. Cummings for his comments.

The Planning & Zoning Board had no further business at this time. Board Member Jamie Smith motioned to adjourn the meeting and Board Member Debbie Smith seconded the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:07 pm.

APPROVED – Travis Hollingshead
Planning & Zoning Chairman

ATTEST – Anona Yardley
Recorder