

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, May 2, 2023, 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Debbie Smith, David Kerksiek, and Jamie Smith. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. Chairman Travis Hollingshead and Board Member Ruben Vasquez was absent and excused. Public present were Jackie & Mark Whittlesey, and Wade & Cindy Bradshaw.

WORK MEETING

Administrator Brown discussed with the board the Planned Unit Development Ordinance in preparation for the Wade Bradshaw PUD he would like to do at 100 South Main with his current rental apartments. He reviewed all the requirements under a PUD. Tonight, is a review only on the PUD.

REGULAR MEETING

Member David Kerksiek had to leave at this time. Member Debbie Smith conducted this meeting.

OPENING – ADMINISTATOR BROWN

Prayer and Pledge of Allegiance.

MINUTE APPROVAL

Not enough board member to approve minutes at this time, they will be approved at the next meeting.

CONFLICT OF INTEREST STATEMENT

None

PLANNED UNIT DEVELOPMENT

Wade Bradshaw – BCW Management, LLC. - Tushar Flats Townhouses at 100 South Main, Planned Unit Development. Wade discussed with the board his plans for the units and being able to sell each unit. He discussed fencing, parking spaces, maintenance, 12’ individual space on the 4 plex units and 16’ individual space on the duplexes, a future 5 plex will have 8’ of individual space and the areas will be fenced in for individual private space. He wants to change the complex to townhouses. Watson Engineering will need to update the plat map for the site, to include the future 5-plex. Mr. Bradshaw will provide to Admin. Brown the proposed HOA bylaws to present to the council for their satisfaction, before June 6th Planning and Zoning meeting. It is hoped that a full quorum will be able to review and approve the PUD at that time.

PUBLIC COMMENT No Public Comment.

The Planning & Zoning Board had no further business at this time. Board Member Debbie Smith motioned to adjourn the meeting and Board Member Jamie Smith seconded the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 6:50 pm.

APPROVED – Debbie Smith
Board Member

ATTEST – Paula B. Fails
Recorder