

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, November 7, 2023, 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Rubin Vasquez, David Kerksiek, Chris Hilsman and Debbie Smith. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. Board Member Travis Hollingshead was absent and excused. Public present were Jackie & Mark Whittlesey, Llyod & Lorraine Cummings, Keith & Janet Lessing, Russel and Beverly Carter, Monica, Zach & Dave Collard, Brian Smith, Shelia White, Kendrick Barlow, Statton Littlefield, and Eddie Smith.

WORK MEETING Administrator Brown reviewed over all steps for conditional use permit.

REGULAR MEETING

OPENING – ADMINISTATOR BROWN

Administrator Brown opened with a pledge and prayer.

MINUTE APPROVAL

Rubin Vasquez motioned to have Chris Hilsman as Chairman Pro Tem for the meeting David Kerksiek second the motion. All voted in favor of the motion.

Board Member Vasquez motioned. Board Member Debbie Smith second the motion to approve minutes for October 3, 2023. All voted in favor of the motion. None apposed.

ALL AMERICAN LEASING – MONICA COLLARD RV PARK

Monica Collard met with the Planning and Zoning board to ask for a conditional use permit for an RV Park at 1950 North Hwy 357. Administrator Brown has personally heard from neighboring property owner Robin Bradshaw and he does not have an issue with the trailer park. Member Hilsman asked questions about drainage, and landscaping. They have plans for grass berm with landscaping, and asphalt. Member Kerksiek asked about fencing and noise. They plan on a 3-rail fence and will address noise. They plan on following the city ordinance, 10:00 pm to 6:00 am. Administrator Brown talked about the widening of the Manderfield Road (Hwy 357) project in 2026 and they will have to work with the drainage on the project. Drainage flows southwesterly. There are two culverts on Manderfield Hwy that will need to be addressed. Drainage to follow along the south, southwest side of the property. The Collard's have been working with the neighbors (Barlow) and plan on giving them some land to accommodate the drainage and help create a buffer between the RV park and the two houses.

Public comment:

Lloyd Cummings 2 years ago the planning and zoning board promised that there would be no businesses North of 1800 North, only residential, he asked about sewer issues. Administrator Brown clarified that this is a Central Development zone and that not at any time has the city discussed only residential North of 1800 North. Administrator Brown clarified that residential was east of Manderfield Hwy and north of 1800 North.

Keith Anderson owns property to the north of the RV Park; he was concerned about the fencing being a 3-rail fence and keeping dogs out of his cows. Monica Collard said they would address the fencing to keep dogs out of his cattle.

Administrator Brown said the property owners will be doing a sewer lift station for the property. It is called out on the site plan, to be located in the Southwest Corner of the development. The civil site plans will be addressed with the city ordinances and the building permit. Manager Brown said that 1800 North would need to be dedicated to the city for 56' wide road. Collard's will need to work with the Barlow's so the road can be dedicated to the Manderfield Hwy. Phase build out, first phase is the top two rows and phase two in 2024 and finish with phase three by 2026 a total of 150 spaces, including cabin sites. Member Kerksiek suggested to have study done on the road to see if they need a turning lane. It was discussed at length and determined that a turn lane would not be required at this time, but may require a traffic study as future phases are built out.

Board Member Vasquez motioned to approve conditional use permit for the RV Park at 1950 North Hwy 357 with the following conditions:

- a fence on the North sufficient to keep the dogs/pets away from the neighboring cows
- Lighting inside the project and accesses in/out of the project to comply with nightsky lighting and city ordinance.
- Signage to comply with city ordinances.
- Access of Manderfield Hwy (work with Beaver City for approval of final access location). Work with Rocky Mountain Power of any power pole or power line realignments.
- Dedication of 1800 North Roadway req'd.
- All utilities will comply with city ordinance.
- Drainage; Collards will need to work with Beaver City to accommodate drainage along and through the property as that is the natural flow, onsite to comply with city code.
- Quiet time of 10:00 pm to 6:00 am as per City Ordinances.
- Follow site plan as presented, minor adjustments per civil plan revisions.
- Comply with all other city ordinances.
- CUP will be recorded against the property with the Beaver County Recorder's Office.

Board Member Smith second the motion. All voted in favor of the motion.

CONFLICT OF INTEREST STATEMENT

Debbie Smith declared a conflict of interest for the Vivian Oaks Subdivision

VIVIAN OAKS SUBDIVISION Brian Smith met with the board for final approval on Vivian Oaks Subdivision, Brian gave a review over his plans for the subdivision. Administrator Brown stated that Mr. Smith has worked with the city to meet all city ordinances and utility alignments with this subdivision development. Member Kerksiek motioned to approve the Vivian Oaks subdivision. Member Vasquez second the motion. All voted in favor of the motion.

PUBLIC COMMENT No Public Comment.

The Planning & Zoning Board had no further business at this time. Member Vasquez motioned to adjourn the meeting and Board Member Smith seconded the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:05 pm.

APPROVED – Chris Hilsman
Chairman ProTem

ATTEST – Paula B. Fails
Recorder