

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on Tuesday, January 23, 2024, 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Travis Hollingshead, Ruben Vasquez, and Debbie Smith. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. Public present none. David Kerksiek and Chris Hilsman were absent and excused.

**REGULAR MEETING**

Chairman Hollingshead welcomed the board and asked if anyone had a conflict of interest.

**CONFLICT OF INTEREST STATEMENT**

None

**SOUTH PEAKS INDUSTRIAL PARK – PHASE 2 REVIEW AND APPROVAL**

Administrator Brown discussed with the board the lay out to Phase 2 of the South Peak Industrial Park. Unitech has a purchase agreement to purchase lot #29 and the city has interest in additional lots. The plat map had to be adjusted to meet the existing livestock right-away which is 25 feet bordering the far south and east side of the property. Originally this phase was going to include the Austin Mortensen property (Old Dominion property) and the Wayne Smith property, which was taken out due to the livestock right-away, however they have been excluded for now. The road in the Industrial Park will be 40' road with no curbing or sidewalk. Member Vasquez asked if there was existing fencing on the property Jason stated that the existing fencing is along the road and the livestock owners will have to fence their right-away, as well as property owners of the lots in the industrial park. Member Vasquez motioned to approve Phase 2 of the South Peak Industrial Park with roads and lot adjustments to be done as needed to develop the property. Member Smith second the motion. All voted in favor of the motion.

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 5:50 pm.

\_\_\_\_\_  
APPROVED – Travis Hollingshead  
Chairman

\_\_\_\_\_  
ATTEST – Paula B. Fails  
Secretary