

NUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, June 4, 2024 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Travis Hollingshead, Chris Hilsman and Debbie Smith. Also, present were Planning and Zoning Administrator Jason Brown, Justin Wayment via zoom, Council Member Randy Hunter and Secretary Paula Fails. Ruben Vasquez and David Kerksiek were absent and excused. Public present Mark and Jackie Whittlesey, Owen Spencer, Bob Bissitt, Randy Ruesch, Cindy Mackelprang, William Bartlett, Henry Knapple, Evan Yardley, Jamie Marshall, Sharon Wilson, Tracy & Russell Redd, Dallen Bradshaw, Richard & Roberta Paice, Bonnie Ames, Reed & Debbie Carter, Sam, Steven, Shane, Robert, & Jeff Kerksiek, and Parker Vercimak with Jones & DeMille Engineering.

WORK MEETING Administrator Brown discussed with the board the agenda items for tonight, starting with the zone changes. Administrator Brown reviewed with the board Beaver Cities Conditional Uses and Beaver Cities requirements for Home Occupation License ordinance.

REGULAR MEETING

OPENING – ADMINISTRATOR BROWN - Administrator Brown opened with a prayer and pledge of allegiance.

APPROVAL OF MINUTES Approval of minutes for May 7, 2024. Member Smith motioned to approve the minutes. Member Hilsman second the motion. All voted in favor.

CONFLICT OF INTEREST STATEMENT None

PUBLIC HEARING FOR ZONING CHANGE RECONNENDATIONS

Member Hilsman motioned to go into public hearing. Member Smith second the motion. All voted in favor of the motion. Administrator Brown reviewed each proposed zoning change with the board and those present. The proposals are as follows:

1. Beaver Valley Hospital at 1175 North 250 West from Mobile Home District to Central Commercial. The zoning would be changed from 200 West to 300 West (Beaver Valley Hospital – Wellness Center Site). Member Hilsman made a motion to change the Beaver Valley Hospital property from Mobile Home District to Central development Member Smith second the motion. All voted in favor of the motion.
2. Kasey Deltoro at 200 West 1450 North from Central Development to Central Commercial. This would only incorporate the Deltoro property to accommodate the development of an 8-lot business subdivision. Member Smith made a motion to change the Kasey Deltoro property from Central Development to Central Commercial. Member Hilsman second the motion. All voted in favor of the motion.
3. 1350 North 20 West to 80 East from Central Commercial to Multi Family (11 Units per acre). Dallen Bradshaw with Big O Tire - asked if there would be a noise ordinance put on his business. Administrator Brown and City Attorney Wayment clarified that there is already a noise ordinance, as well as, what is called coming to the nuisance, so he will not have changes opposed on his business. Evan Yardley said that he owns the property behind this development and he will be doing hay in the middle of the night, he has dogs and cows there all the time, again they are coming to the nuisance. Administrator Brown said that they will have to put a fence up for the development. Member Hilsman motioned to approve the change on this zone from Central Commercial to Multi Family (11 Units per acre) Member Smith second the motion. All voted in favor of the motion.
4. 300 South Main to 650 South Main from Highway Commercial to Central Commercial. Robert Kerksiek had questions about the differences on these zones. Administrator Brown explained the differences. Member Smith motioned to change this property zoned Highway Commercial to Central Commercial. Member Hilsman second the motion. All voted in favor of the motion.

CONDITIONAL USE PERMIT FOR WILLIAM BARTLETT AT 215 SOUTH 300 EAST – HOME BUSINESS STORAGE FACILITY

Will Bartlett explained the purpose of his Conditional Use Permit for his home occupation is to store product for his business Pyro Putty. Will said that the business will be ran during normal business hours and mostly workers picking up product to take to their homes to assemble. Reed Carter asked if the zone would be changed. Beaver City Attorney Wayment explained the use of a Conditional Use Permit. Will said that he will not have workers in the building, no signage on his garage, and there will only be workers dropping off product twice a week. Chairman Hollingshead reviewed all 15 conditions under home business under the conditional use permit conditions, to make sure Will’s business will meet the standards for a Conditional Use Permit for a home business. Member Smith motioned to approve the CUP for a home business with the following conditions and be subject for review. The Conditional Use Permit would be reviewed by the city annually. Member Hilsman second the motion. All voted in favor of the motion.

CONDITIONAL USE PERMIT FOR BOB BISSITT AT 350 NORTH 1200 EAST – HOME BUSINESS UTV/ATV AND GOLF CART PARTS AND ACCESSORIES SALES AND SERVICES

Bob Bissitt owner of UTV/ATV business, for the month of May he only had nine orders. He estimated 75% of orders are shipped out directly to the customer and not to his house. He will only have up to three ATV/UTV at one time. He will not have any employees. Debbie Carter addressed the board stating that she does not believe that he only wants to do his business as a hobby, she is concerned about junk, traffic, and noise. Bonnie Ames does not want a business in her residential area. Reed Carter wants to know if this opens up the possibility for another business in this area. Chairman Hollingshead stated that anyone can do a home business as long as they meet the conditions for a home business. Chairman Hollingshead again reviewed over all 15 conditions for a home business under the conditional use permits. He will only have deliveries with UPS and FedEx no semis. Bob agreed to have by appointment only, to cut back on traffic in the area, no parking on the walking path/road, parking in the back for offloading and loading, he has plans for disposal of oil and batteries at the auto parts store, no trash left around the home all materials left inside, all work will be done inside the garage, no fuel or hazardous material on site and obey the noise ordinance, working 9-5. City Attorney Wayment clarified that conditions can be set on the business in the conditional use permit. Member Hilsman motioned to approve the CUP for a home business with the following conditions customers by appointment only, no on street parking or unloading, all vehicles parked within the garage, all fluids would be properly disposed of and operating hours of operation 9-5 Monday thru Friday. This Conditional Use Permit would be reviewed annually by the city. Member Smith second the motion with the conditions set. All voted in favor of the motion.

DRAINAGE PLAN UPDATE: JONES & DEMILLE ENGINEERING

Parker Vercimak with Jones & DeMille met with the board to discuss the proposed drainage plans to handle storm water within Beaver City. Parker discussed with the board member Jones & DeMille’s proposed drainage plans for Beaver City.

Administrator Brown asked what would be the most important areas. Parker said parking lots, none conforming area, areas of business and areas of curb and gutter. Member Hilsman asked about the Cities plans for subdivisions. Administrator Brown stated that it depends on the subdivision and the zoning. Chairman Hollingshead stated that it is important to educated home owners of the way they set up the landscaping/driveways of their new homes. Parker talked about possibility of charging a utility fee and charging an impact fee for the drainage according to proposed ordinance that would be adopted by the city, similar to other city utilities.

The Planning & Zoning Board had no further business at this time. Member Hilsman 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 7:42 pm.

APPROVED – Travis Hollingshead
Chairman

ATTEST – Paula B. Fails
Secretary