

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on Tuesday, July 2, 2024 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Pro-Tem Chris Hilsman, Ruben Vasquez and Debbie Smith. Also, present were Planning and Zoning Administrator Jason Brown, Council Member Randy Hunter and Secretary Paula Fails. Chairman Travis Hollingshead and Member David Kerksiek were absent and excused. Public present Mark & Jackie Whittlesey, Bob Bisset, Rachel McCulley, Kord Snyder, Jake Moss, Justin Zengor, Justin Seegmiller, Johnny Hag, Kevin DeMille, Talon Demille & Jill DeMille.

**WORK MEETING** Administrator Brown discussed with the board the agenda items. Public hearing for zone change from RR1 to RR2.5. CUP – Kiera Moss at 960 East 400 North, proposed equipment rental business at 350 South Main, and Crowther Subdivision amend the current subdivision by DeMille family.

**REGULAR MEETING** Member Ruben Vasquez motioned to appoint Chris Hilsman as Chairman Pro-Tem Debbie second the motion. All voted in favor of the motion.

**OPENING – ADMINISTRATOR BROWN** – Admin Brown opened with a prayer and pledge.

**APPROVAL OF MINUTES FOR JUNE 4, 2024**

Member Vasquez motioned to approve the minutes from June 4, 2024 member Smith second the motion. All voted in favor.

**CONFLICT OF INTEREST STATEMENT** Chris Hilsman declared that he has 2 children that attend the Beaver Dance Academy that is on the agenda for a Conditional Use Permit no other conflicts with the Members Present.

**PUBLIC HEARING FOR ZONE CHANGE RECOMMENDATION** No public comment.

**ZONING CHANGE DISCUSSION – REZONE PROPERTY FROM RR-1 TO RR-2.5  
1530 NORTH TO 1800 NORTH (900 EAST) PROPOSED BY ALLEN LYLE**

Member Smith motioned to approve the zone change and Member Vasquez second the motion. All voted in favor of the motion.

**K&D FAMILY - BEAVER TOWN HOMES P.U.D. MULTI FAMILY DEVELOPMENT**

Johnny Hall talked to the board about their Beaver Townhome subdivision. They will have 11 units totaling 51 doors, paved with curb gutter and sidewalk. Administrator Brown reported that the plat map has been reviewed and approved by Steve Woolsey on behalf of the city. It is recommended for approval. K&D will continue to work with Beaver City on drainage and utility plans. Member Vasquez motioned to approve the final plat and Member Smith second the motion. All voted in favor of the motion.

**EQUIPMENT RENTAL SERVICES – CONSIDERATION FOR CENTRAL**

**COMMERCIAL ZONE 350 SOUTH MAIN - JUSTIN (ZENGER)** The board didn't have any issues with him doing a conditional use permit for this use. After reviewing the zoning ordinance, an equipment rental business would fall under permitted uses as judged by the Planning Commission, therefore, no CUP would be needed. Mr. Zenger would need to follow the ordinances and this would be taken care of administratively.

**DEMILLE SUBDIVISION PROPOSAL** – Kevin DeMille would like to redo/amended the Crowthers subdivision by reconfiguring lots and adding additional parcels to include lots and a private road. Administrator Brown said that he can either vacate the subdivision and start over or just amend and extend the subdivision. Mr. DeMille asked if he would need to participate in additional roads. Administrator Brown clarified that the roads in the area can stay gravel for now and then later on in the future do a special service district to get the roads paved. He will need to deed the required road portions for 650 East, 500 East and 1175 North to Beaver City. He will try and be ready with plat for the August 6<sup>th</sup>, 2024 meeting.

**CONDITIONAL USE PERMIT FOR KIERA MOSS – BEAVER DANCE COMPANY AT  
960 EAST 400 NORTH**

Jake Moss represented BDA for his wife Kiera Moss - and met with the board to ask for a Conditional Use Permit to have a home business dance studio at 960 East 400 North. Chairman Pro-Tem Hilsman read over the Conditional Use Permit standards. Member Vasquez ask what the hours of operation; 9-6 pm, and asked about parking and drop off. Member Vasquez motioned to approve the CUP for a home business at 960 East 400 North for a dance studio, as long as they put in a sidewalk, remove signage and follow all regulations for a home business. 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 7:00 pm.

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APPROVED – Chris Hilsman  
Chairman Pro-Tem

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ATTEST – Paula B. Fails  
Secretary