

The Board of Adjustments met on February 2, 2026 at 5:00 p.m. in the Beaver City Center located at 30 West 300 North with the following board members present: Chairman Les Gale, Board Members Melonie Osborn, Marilee Eyre, and Bryan Harris. Also, present were Administrator Monte Hawkins, Executive Assistant Taylor Gillins and Secretary Paula Fails. Public present Tracy Purcell.

APPROVAL OF MINUTES

Chairman Les Gale welcomed everyone to the meeting. Board Member Gale motioned and Board Member Osborn seconded the motion to approve the minutes from July 1, 2025 as presented. All voted in favor of the motion. None opposed.

DECLARATION OF CONFLICT OF INTEREST

No conflicts were declared.

City Manager Hawkins reviewed with the board tonight's agenda item with the south side setbacks from 8' to 5' on Tracy Purcell's property at 435 North 200 East.

VARIANCE TO SETBACKS AT 315 NORTH 400 EAST

Tracy Purcell met with the board to ask for a variance to side setbacks on the south side of their property at 435 North 200 East from 8' to 5', for a double car garage. Member Harris asked if the property had been surveyed, Tracy said that it was surveyed 26 years ago when she built her house.

The board looked at the property alinement compared to Beaver County's mapping and the board didn't think that it looked like she needed a variance according to the layout of the maps. Member Gale suggested that Tracy go talk to Kevin Whicker at Beaver County, who does the mapping for the county.

Member Eyre motioned that she checks with the county on her property lines. Member Harris second the motion. All voted in favor of the motion.

PUBLIC COMMENT – No public comment.

Board Member Osborn motioned to adjourn and Board Member Harris seconded to adjourn the meeting. All voted in favor. None opposed. The Board adjourned at 5:30 p.m.

Approved – Les Gale
Board of Adjustments Chairman

Attested – Paula B. Fails
Secretary