

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday June 2, 2026, 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Pro-Tem Tom Zogas, Tanya Gillies and Hal Murdock were present. Also, present was City Manager Hawkins, Executive Assistant Taylor Gillins, and Secretary Paula B. Fails. Travis Hollingshead and Jordan McMullin were absent and excused. Public present Boyd Knudson, Boyd Knudson Jr, Vince Arlotti and Kyle Blackner

OPENING – Tom Zogas Welcomed everyone and lead the pledge of allegiance.

CONFLICT OF INTEREST STATEMENT – No one had a conflict of interest.

APPROVAL OF MINUTES – Member Gillies motioned to approve the minutes from May 5, 2026. Member Murdock second the motion. All voted in favor. None opposed.

CONDITIONAL USE PERMIT – Knudson Cabinets of Beaver, LLC / Zavonno Knudson, Boyd Knudson met with the board to ask for a conditional use permit for a cabinet business at 5 East 1800 North. Boyd Sr talked about his property being in the Central Development zone, so to have a cabinet shop he needs to have a Conditional Use Permit. He plans to build a 15,000 square foot building for the cabinet shop. Member Zogas asked about roads and how many delivery trucks per day, Mr. Knudson said 1 or 2 a week and Member Gillies asked about which access they would use to transport material, Mr. Knudson said HWY 357 to I-15. Member Murdock motioned to approve the Conditional Use Permit as long as he follows all zoning & building regulations. Member Gillies second the motion. All voted in favor of the motion. None opposed

OLD & NEW BUSINESS – The Planning & Zoning Board had no further business at this time. Member Murdock motioned to adjourn the meeting, and Member Gillies seconded the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 6:01pm.

PLANNING & ZONING TRAINING 101 – Kyle Blackner met with the board to train the board for Planning & Zoning training 101. Kyle talked a lot about planning for the future and looking at your ordinances often. Setting conditions on Conditional Use Permits. Following variance laws. Difference between City Council, Planning & Zoning and Board of Adjustments. The difference between Legislative Actions, Administrative Actions – follow your rules, and Quasi-Judicial – Board of Appeals or a hearing officer – not Planning & Zoning or City Council. Subdivision and ordinances – reviewed the 7 exceptions. Subdivision process. The board asked a lot of questions and the training was good.

APPROVED – Tom Zogas
Chairman Pro-Tem

ATTEST- Paula B. Fails
Secretary