

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on Tuesday, March 6, at 5:00 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Board Members Joe White, Lance Cox, Nate Harris, Joe Yardley and David Albrecht. Also present are Planning and Zoning Administrator Jason Brown and Secretary Paula Fails.

**WORK SESSION** – Training with Beaver County Building inspectors Kyle Blackner and Jared Gillins. Mr. Blackner talked to the board about the roles of the Planning & Zoning board and following the rules and ordinances placed before them also follow State Code 10-9a-509. If the board denies something then they have to go to the Board of Adjustments. Mr. Blackner trained the board on subdivisions and how subdivisions are created properly, the exceptions to the rules on subdivisions, how a piece of property can be divided for a subdivision, requirements for the subdivision such as green space, common areas, street lighting, landscaping and roads. Mr. Blackner also talked about land use, all land use changes have to go through Planning & Zoning board first and then recommended to the City Council for their approval.

**PUBLIC SESSION** – Chairman White welcomed everyone to the meeting at 7:00 p.m. Those in attendance were Board Chairman Joe White, Board Members Lance Cox, David Albrecht, Joe Yardley and Nate Harris. Public present Brian and LeeAnn Pender, Baylie Newby, Collette Jolley, Nate Robinson and Tim Watson.

**MINUTE APPROVAL** - After the board members reviewed the minutes, Member Cox moved to approve the minutes from February 6, 2018 as presented, with the Member Albrecht seconded the motion. All voted in favor. None opposed.

**CONDITIONAL USE PERMITS** – Baylie Newby met with the board to ask for a Conditional Use Permit for a home business / beauty salon at 657 East 100 North. Member Yardley voted to approve the Conditional Use Permit, subject to a home inspection being completed by the Beaver County building inspector and as long as she follows all laws and regulations for a home business. Member Harris second the motion. All voted in favor.

**PUBLIC MEETING** – Member Albrecht voted to open the meeting to accept public comment on Beaver City Rezoning property at approx. 100 South 500 West from RR1 to Manufacturing with an agricultural overlay member Cox second the motion. All voted in favor of the motion. No public was present to comment, one letter was presented from Elden Twiss, she was in favor of the rezoning and would like to see a brick wall behind her property. Member Albrecht made a motion to recommend to the City Council to rezone this area from RR1 to Manufacturing with an agricultural overlay, Member Yardley second the motion. All voted in favor of the motion. None opposed. Member Cox motioned to go out of public hearing Member Yardley second the motion. All voted in favor of the motion. None opposed.

**SUBDIVISIONS** – Phil Jolley Subdivision / Tushar Springs Subdivision – Collette Jolley and Administrator Brown presented the Tushar Springs Subdivision to review a few more issues with the subdivision such as perk tests and street lighting for the subdivision. No motions were made until the subdivision is redrawn and changes made, Mr. Jolley will continue to meet work with Mr. Brown to work on these issues.

Nate Robinson Subdivision / Cotton Tree Subdivision – Tim Watson with Watson Engineering represented Nate Robinson for Cotton Tree Subdivision reviewing the 14-lot subdivision with the Planning and Zoning board members. The board members asked questions about road widths, lot sizes, lighting, sewer lines, curb gutter and side walk. The plan would be to do Cotton Tree subdivision in 2 phases, with the condition that the first home cannot be sold until all improvements are complete. The main issues are how or if the sewer line will be relocated and whether or not the subdivision has to have curb cutter and sidewalk, the board members feel like the subdivision needs to have the curb gutter and sidewalks with it being located next to the school. Member Yardley motioned to give preliminary approve the Cotton Tree subdivision with the condition that they working with Mr. Brown to finish up details and all infrastructure including curb gutter and sidewalk. Member Harris second the motion. All voted in favor of the motion.

The Planning & Zoning Board had no further business at this time. Member Cox motioned to adjourn the meeting and member Harris second the motion. All voted in favor of the motion. The meeting adjourned at 8:30 p.m.

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APPROVED – Joe White  
Planning & Zoning Chairman

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ATTEST – Paula Fails  
Secretary