

**Beaver County
Planning & Zoning Commission
May 20, 2009
7:30 p.m.**

Minutes

Attendance: Scott Bealer, Acting Chairman; Dennis Miller, Roger Larsen, Steve Kinross, Commissioner Billie Dalton, Kyle Blackner as Assistant Zoning Administrator, and Craig Davis as Zoning Administrator

Visitors: Julia Moore, John Chartier, Gene Henrie, Michael Hammil, Mark Florence

Called to Order at 7:35 p.m.

MINUTES

The minutes from the March 18, 2009 meeting were read and discussed. Dennis Miller made a motion to approve the minutes with the changes discussed. Robin Bradshaw seconded the motion. Motion passed unanimously.

Robin asked if it would be ok to change P&Z to Tuesdays or Thursdays. This was discussed and the issue was tabled. Robin Bradshaw left the meeting.

REZONEMENT

Mark Florence was here for a zone change in S16, T27S, R10W from MU-20 to CD. They have looked at over 30 different areas and this property meets all of their requirements. It will help the economy with hotels, foods and gas stations. Dennis asked why they don't do it in Milford City. Mr. Florence said they need more hands on and need buildings to use for their specific needs. It will be 100% powered by their own green energy. Mike H? with PJHM Architects talked about roads and how the traffic won't be a big issue because people won't leave the area. The group will be around 30 students per session, usually lasting 2-4 weeks. After studying the Zoning Ordinance they decided that they don't need to rezone. Craig said that they don't meet the MU requirements because of the residential building/family. Dennis does not believe that it would meet MU zoning and asked why they didn't apply for a CUP instead of a zone change and they said they felt it would work in an MU zone, but they are willing to do whatever the board wants, they just want to get started. They discussed where the closest CD zone was, spot zoning, and they should discuss the zone change only because that is what they applied for. Steve Kinross asked if the county would be obligated to upgrade the road? Billie said no, it would be the applicants responsibility. Steve also said that it would be better to let them use it as MU-20 because if they change it to CD then it would open a can of worms and then anyone could spot zone. Steve asked if they gave them 1 year and if they didn't start construction it would go back to MU-20. Mark said they would like to start in September. Dennis Miller made a motion to recommend the county commission approve the zone change from MU-20 to CD with the stipulation that if construction is not underway by June 1, 2010 it will revert back to an MU zone. Roger Larsen seconded the motion. Motion passed unanimously.

CONDITIONAL USE PERMIT

Gene Henrie is applying for a portable concrete batch plant on property in S2, T30S, R10W. He said that all the specs have been checked and are suitable. Craig said he needs to get a road agreement with the county. Roger Larsen made a motion to approve the CUP with the condition that he get a road agreement with the county. Dennis Miller seconded the motion. Motion passed unanimously.

DISCUSSION - DRINKING WATER SOURCE PROTECTION ORDINANCE

John Chartier was here about the Drinking Water Source Protection Ordinance. They discussed the different zones, protecting city wells, protecting springs on the mountain-you can't change existing wells, the mountain is Forest Service and most of the time they will not affect Beaver City wells. John will work with Craig to come up with a plan for Beaver County.

ITEMS OF DISCUSSION

They discussed changing the date of the P&Z Meetings from Wed. to Tues. No one seemed to have a problem and they will talk to Jack and get his feelings on the change.

Ordinance 10.08.020 was talked about, Craig wants a house permit to be exempt. There are things that need to be updated in the Zoning Ordinance. Scott Bealer brought up about the property owners needing to be present when an CUP/Rezoning or any motion is brought before the commission. They should have something signed or be in attendance at the meetings.

As there was no further business, Dennis Miller made a motion to adjourn at 9:20 p.m., Roger Larsen seconded the motion. Motion passed unanimously.

Minutes approved on _____.

Robin Bradshaw, Chairman