

PLANNING & ZONING COMMISSION MEETING

December 17, 2014

7:30 p.m.

Council/Commission Members Present: Travis Baldwin, Shannon Rasmussen, Mike Norman, Alyssa Petersen (recorder),

Approve Previous Meeting Minutes: Shannon made a motion to approve the minutes of November 19, 2015. Mike seconded that motion, all in favor.

Townsppeople Present: Jon and Shanna Petersen, Shawn and Jodi Stout, Bruce Leishman, Lee Atwood

Medsker Annexation Review: The Commission looked over the plat that contains Chris Wights (Town Engineer) recommendations and read his review. They will send the plat to The Medskers and have them make the minor changes Chris suggested. Then look at it at the next meeting and give the Town Council their recommendation.

Danielson-Phase 2-Paradise County Estates: Some of the residents on 9500 S. are concerned with splitting this lot into two lots. The Planning Commission approved the sketch plat for 2 lots that Paul brought in, but felt they may have incorrectly applied the ordinance. The pipeline that was recently built crosses this property and it concerns some of the residents on 9500 S. that the home will sit too close to the easement or it will be very difficult for the potential home owner to build a home that doesn't encroach on that easement. Shawn Stout brought up that Paradise ordinances specify that there can be an 8 ft. change made to the dimensions of the lot if there is an existing obstruction (Zoning Ordinance 13-5a) in Paul Danielson's case the canal would be considered the existing obstruction. Shawn interpreted the Ordinance to mean that there can be an 8 ft. change made to one lot, but not to two lots. The Commission and the Townsppeople present had a long discussion on the Ordinances that they felt apply to this lot. When the plat was reviewed by Hansen's, Chris noticed that the property lines were not defined specifically and that a survey would specifically show where the east property lines are and if it really follows the west bank of the canal as it shows in the legal description. Bruce Leishman, who was at the meeting representing Paul, would prefer getting a survey and bringing it back to the Council.

Motion: Mike Norman made a motion to table this item until a survey is completed and turned in to the Planning Commission.

Second: Shannon seconded the motion.

All in favor: All in favor, motion carries.

Discuss Ordinance Changes:

- **DOGS:** Shannon suggested that the Commission look over the Kennel License Ordinance. There is no maximum limit on dogs and Shannon suggested that there be a

maximum limit added to the Ordinance. Shannon researched other Town and City Ordinances and found that most towns cap it off at 6 dogs. Mike and Travis suggested 10 dogs be the maximum limit. Shannon is willing to go with 8 dogs and Mike and Travis agreed on that number. They would like to add the 8 dog maximum to the Ordinance. The Commission will read over the Ordinance and see if there are any other changes they would like to see made. Shannon will bring the proposed changes to the next meeting where the Planning Commission can look over the proposed changes then send their recommendation on to the Town Council.

- **SETBACKS:** Shannon and Mike would like to add a line to Chapter 3 under the “nonconforming building” section in the Zoning Ordinances saying that existing homes that don’t meet the current setback of 30 ft. because they were built prior to Zoning Ordinances are able to add on to the main dwelling as long as the addition stays flush with the existing home. They will write up the proposed changes and bring them to the next Planning Commission meeting so the other Commission members can review the changes and submit their recommendation to the Town Council.

- **FEE SCHEDULE/LOT LINE ADJUSTMENT:** Shannon suggested that there be a change made to the Lot Line Adjustment fee discussed in Chapter 17 of the Zoning Ordinances. The Ordinance currently specifies that a fee is due in the amount of \$500.00. Shannon suggested that the Lot Line Adjustment fees follow a fee schedule similar to how the Subdivision fees work. She would like to see it worded that \$150.00 was due as a deposit and the remaining fees would be due before an approval could be issued. This would ensure that all the review fees are covered before the applicant received an approval. It would also ensure that each applicant only paid for the fees associated with their Lot Line Adjustment.

Adjourn: Shannon made a motion to adjourn; Mike seconded that motion, all in favor. Meeting adjourns at 9:46 p.m.