

PLANNING & ZONING

July 28, 2016

8:00 p.m.

Council/Commission Members Present: Shannon Rasmussen (Chairman), Jesse Sharp, Mike Norman, Alyssa Petersen (recorder)

Townspeople Present: Shawn Stout, Brandon Wilson, Bryan Bird, Crystal Bird, Aaron Nielsen, Katrina Jenkins, Travis Eborn, J Wilson, Jon Anderson, Jaron Anderson

Approve Previous Meeting Minutes- The Minutes of June 23, 2016 were emailed to the Commission members previous to the meeting.

Motion: Mike Norman

Second: Jesse Sharp

All in favor: All in favor, motion carries.

Paul Danielson- Paradise Country Estates Subdivision, Phase 2, Sketch and Preliminary-

After the meeting held in June, the Commission reviewed a preliminary plat and expressed some concern with a lack of information concerning two items: the septic system needed to be 100 ft. from the canal on the east property according to the Paradise Subdivision Ordinances, and they wanted more clarification on who would maintain the irrigation line that feeds the two properties. Paul wrote up a maintenance agreement that will require the two lot owners to share in the costs of the maintenance line and Paul provided two pumps for the two lots. Chris Wight (Town Engineer) sent over some paperwork explaining that a septic system could potentially be a little closer to the canal on that lot due to the canal being higher than where the potential septic system will be placed. Shawn Stout attended the meeting and expressed some concerns about the subdivision. He read in the Subdivision ordinances that a restricted lot would be “less than 165 x 330 ft. of “buildable” land, and a grade of more than 15%” he interpreted “buildable” to mean that there could not be any easements, or canals, or anything else preventing building on a 165 x 330 lot. Jesse Sharp felt that the interpretation was not correct, and that the definition was implying that a lot needed to be 165 x 330 ft. in order to build on it, and working under that theory nobody would be able to build in Paradise because there are multiple lots that have easements across them. Shawn is also concerned about a line that is filling up an area with water. The Commission thanked Shawn for his comments and assured him they would discuss this with the Mayor and with Lee Atwood (Public Works Director).

Motion: Jesse Sharp made a motion to approve the preliminary plat after reviewing the information concerning the 2 requests by the Planning Commission at the previous meeting.

Second: Mike Norman

All in favor: All in favor, motion carries.

Paradise Country Estates-Phase 2- Final-

The Commission went over the approved plat received from Chris Wight (Town Engineer), the

Subdivision Agreement, and Subdivision Improvement Guaranty Agreement. After reviewing the approved plat, and the information turned in, they felt comfortable approving the plat. There was discussion between Shawn Stout and the Commission concerning an old irrigation line that is leaking on the two lots. Alyssa will talk to Mayor Rinderknecht to get the leak fixed.

Motion: Jesse Sharp made a motion to approve the plat and to allow Shannon Rasmussen to sign the Mylar outside of the meeting.

Second: Mike Norman

All in favor: All in favor, motion passes. Shannon will sign the Mylar as soon as it is delivered to the Town Office.

Immaculate Construction/Jaron Anderson-338 E. 9500 S.-

Immaculate Construction/Jaron Anderson are purchasing the furthest east lot on 9500 S. and turned in an application for a building permit for a new home. The Commission looked over the application and discussed the placement of the home and septic system with Jaron. There is an easement for a water line that crosses the property and the homeowner cannot build within 5 to 10 feet of that easement. Shannon explained that the Andersons will need to get the secondary water transferred into their name as soon as possible. They also explained that they could not sign the permit/clearance form until the subdivision was recorded, as soon as that was done Shannon and the Mayor would sign the permit/clearance.

Motion: Jesse Sharp made a motion to approve the clearance for the home and give Shannon the authority to sign the clearance outside of the meeting after the Final Subdivision Plat had been recorded and the Andersons have transferred the Paradise Irrigation shares that will come with the property into their name.

Second: Mike Norman

All in favor: All in favor, motion carries.

Brandon Wilson- New Home- 328 E. 9500 S.-

The Wilsons would like to build a home at 328 E. 9500 S. on one of the lots that was subdivided as the Paradise Country Estates Phase 2. The Commission made sure the home would meet the setbacks and made sure that the owners understand they need to transfer the water shares into their name as soon as possible. The Commission explained that the clearance will signed as soon as the subdivision plat is recorded.

Motion: Jesse made a motion to approve the clearance contingent on Brandon bringing in the approved septic clearance/plan from Bear River Health Department. Jesse made a motion to allow Shannon to sign the clearance form outside of the meeting when the subdivision plat has been recorded.

Second: Mike Norman

All in favor: All in favor, motion carries.

Ryan Forbes-Pergola- 8900 S. Bridger Blvd.-

The Commission looked through the application and all paperwork submitted concerning the pergola the Forbes had recently built. The pergola met all the setbacks and didn't affect the septic system.

Motion: Mike Norman

Second: Jesse Sharp

All in favor: All in favor, motion carries.

Jenkins- New Home- 8765 S. Bridger Blvd.-

The Commission went over the application and all associated paperwork. The water shares, septic plan, and home plans were included with the paperwork. The Commission felt everything appeared to be in order.

Motion: Mike Norman

Second: Jesse Sharp

All in favor: All in favor, motion carries.

Bird- New Home- 178 E. 9500 S.-

The Birds turned in an application for a new home on 9500 S. The Commission went over the application and all associated paperwork. Shannon explained that where the Birds will be on the a corner lot they need to make sure that even though there is only a dirt road right now where 200 E. will be, they need to make sure they stay at least 30 feet from the property line on that side as well.

Motion: Mike Norman

Second: Jesse Sharp

All in favor: All in favor, motion carries.

Eborn- Lot Line Adjustment- 8861 S. 100 W. -

The Eborns want to move the west property line of their property to the east 65 ft. It would make the other lot they own to the west of their lot, 65 ft bigger. It would also move the property line that falls directly along a shop, to the east of that shop and it will make the shop part of the west lot. The Lot Line Adjustment Ordinance was recently changed and will now allow this to be a legal lot line adjustment. The Eborns had talked to the Planning Commission a few months ago and the Commission explained that they couldn't approve the adjustment with the way the Ordinance was written at the time.

Motion: Mike Norman

Second: Jesse Sharp

All in favor: All in favor, motion carries.

Adjourn:

Mike made a motion to adjourn, Jesse seconds that motion; meeting adjourns at 8:43 p.m.