

PLANNING & ZONING

June 23, 2016

8:00 p.m.

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

Townspeople Present: Colby Martin

Approve Previous Meeting Minutes: The Minutes of May 19, 2016 were emailed to the Commission members previous to the meeting.

Motion: Jesse Sharp

Second: Shannon Rasmussen

All in favor: All in favor, motion passes.

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

After the Annexation that was accepted last month, there is now 2.5 acres to make 2 lots. Paul would like to subdivide the piece to make 2 lots. The Planning Commissions main concern is what should be required of the developer as far as the secondary water system is concerned. The Commission would like clarification on who will be maintaining the irrigation line and how the pressure will be provided for the secondary water on these two lots and a maintenance agreement. John read the requirements for a secondary water system from the Subdivision Ordinances. After some discussion the Commission felt that the way this was worded suggested that it is the developers responsibility to provide pressurized irrigation. There was also discussion on how to protect potential buyers by making sure that a septic system can be placed on a lot before the developer can sell the piece. They felt that the Ordinances specified that the septic system needs to be placed at least 100 ft. from any "stream or water course" the Commission felt that this included the canal which does border the east lot. Before final approval can be issued the Commission would like clarification on who will see that the pressurized irrigation will be supplied to the lots. They would like to see a pressurized irrigation system put in place by the subdivider. (Subdivision Ordinances 10-A). They would also like to make sure that on lot 18, the 55 ft. zone that is 100 ft. from the Canal and 10 ft. from the property line is suitable for a septic tank and will meet the Health Departments requirements. (Subdivision Ordinance 7-B-3)

Motion: Shannon Rasmussen, made a motion to approve sketch and preliminary contingent on additional information being submitted concerning the septic system and secondary water system.

Second: Mike Norman

All in favor: All in favor, motion passes.

Colby Martin- Questions on Annexation and Subdividing: Colby is purchasing a home that sits on 5.6 acres directly south of Town limits. He has talked to the County about the possibility of dividing the 5.6 acres up and subdividing it. The County told him that it's a possibility to

apply for a Variance to build without frontage. After talking to the Commission he felt that it may not be feasible to try and annex into town then subdivide.

Kennel License: John sent Alyssa a copy of the Kennel Ordinance with all the changes that have been discussed at the past couple of meetings. Alyssa will send the changes to the Town Council.

John announced his resignation. He is moving and will no longer be living in Paradise. This is his last meeting.

Adjourn:

Shannon made a motion to adjourn; Jesse seconded that motion, all in favor. Meeting adjourns at 9:01 p.m.