

PLANNING COMMISSION MEETING
Paradise Town Hall
May 25, 2017
8:00 p.m.

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

Townspople Present: Aaron Cranney, Steve and Janna Gibbs, Tony Woolf, Dakota Bodily, Benji Eames

Minutes- The Minutes of April 27, 2017 were emailed to the Commission members previous to the meeting.

Motion: Jesse Sharp
Second: Mike Norman
All in favor: All in favor.

Aaron Cranney- Shop-8860 S. 100 E.- Aaron wants to build a shop behind his home. He completed an application and presented proof of secondary water shares. The shop will be 30 f.t. x 40 f.t., it will be about 18 f.t. tall.

Motion: Mike Norman
Second: Jesse Sharp
All in favor: All in favor.

Dakota Bodily- Subdivision- 316 W. 9300 S.- Dakota is in the process of purchasing property at 316 W. 9300 S. He would like to subdivide two lots on the 5 plus acre lot. The only issue with the potential lots are that there is no frontage currently to access two lots. He would need to have at least 165 f.t. frontage on a “public” street for each lot. 9300 S. has the potential to continue to provide the appropriate amount of frontage, or 300 W. to provide the frontage. There was some discussion on which road would need to be developed in order to provide the frontage, the Commission feels that only one road needs to be developed not both of the potential roads. They feel that according to the subdivision improvement ordinances Dakota would only need to continue 300 W. and not 9300 S. There was discussion on if the developer needs to finish the unimproved portion of the road that would connect to the proposed road. The Commission doesn’t think that would be necessary. Dakota asked if he could run the lots on an angle or if he needs to run the lots going east and west. The Commission felt that as long as he met the 165 f.t. by 330 f.t., the lots could be on an angle. Dakota asked if he would need to run the irrigation line to the lots. The Commission told him he would. He will look into what he needs now to submit something for sketch approval.

Tony Woolf- Subdivision- 200 E. 8650 S. (Approx.)- Tony would like to break one, 1.25 acre lot off of a larger parcel that he owns. The Commission feels that the way the plat is presented it cannot be approved due to the fact there is a driveway/right-of-way crossing the lot that a home uses to the north of the lot. There is a question on the size of the driveway/right-of-way and how much of the 1.25 acres it takes up. Tony brought in a plat map showing that the right-of-way is

recorded as 16.5 f.t. by 150 f.t. The Commission read over the lot area definition in the subdivision ordinances where it says that a right-of-way is excluded from a lot area. The Commission told Tony he would have to move the potential lot 16.5 f.t. to the south.

Steve Gibbs- Discuss potential lot ideas- 8800 S. Bridger Blvd. (Approx.)- Steve would like to purchase a lot at 8800 S. Bridger Blvd. currently the way the parcels are set up they run east and west. Steve would like to change it so that he could have one, 1.25 acre lot that runs north and south so that he could build back to the south of where the parcels are set up now. The Commission told him he would have to go through the subdivision process and he could change those lots. Steve wondered about how much of the road he would need to pave in order to create his frontage on a public road. The Commission told him he would have to do 165 f.t. and then he could build a driveway back to his home. Steve had a question as to if there was a right-of-way that he could build a road on. The Commission encouraged Steve to go talk to the County and see what has been recorded. There was a question as to if the property had ever been through the subdivision process before or not. Alyssa will look into it and find out.

Adjourn- Jesse made a motion to adjourn, Mike seconded that motion, all in favor. Meeting adjourns at 9:47 p.m.