

PLANNING & ZONING COMMISSION

69 PARADISE PKWY, GARDEN CITY, UT. 84028

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**PLANNING & ZONING MEETING**

**August 15, 2018**

**SCHOOL DISTRICT BOARD ROOM**

**PARIS, ID.**

ATTENDANCE: CHAIRMAN RON JENSEN

 ABERT JOHNSON-VICE CHAIRMAN

 STEVE HARDY

 KRISTY CRANE

 KAY BECK---Excused

 SEAN BARTSCHI---Excused

 DEVIN BOEHME---Excused

 MITCHPOULSEN, ADMINISTRATOR

WAYNEDAVIDSON*,* SECRETARY

P & Z meeting August 15, 2018

Chairman Jensen began at 7:10 pm

The pledge of allegiance was led by Steve Hardy.

**Motion** to amend the agenda to include discussion about Devin Skinner wanting to build a camp ground in Dingle, and to hear Laraine Swenson about excessive noise, made by Albert Johnson, seconded by Kristy Crane all in favor.

**Motion to go into hearing for Ephraim Hoge subdivision** is made by Albert Johnson, seconded by Steve Hardy, all in favor.

Mitch explains were we are with this one since we have had it before. It was in front of us about a month ago. It wasn’t published right so it was sent back to the board to review. Should have a review of what is wanted by Ephraim . Mitch explains the rules of a hearing.

Ephraim is invited to come up and explain want he wants. He says there isn’t anything new. Ron asks him to explain what he wants. He first wanted to divide his land into 4 lots, the board thought with the ordinances they only allow 2 additional lots on one road since it’s a private drive. At the time the board recommended they go down to two lots, he also added a 30 foot right of way on his side for access. He is still undetermined on how he will provide water, the health department says to call it a private water system. Cities don’t know if they will allow him to hook onto the city water system. Our county doesn’t have a law, according to Ephraim, that requires anyone in the impact zone to be connected to city water. Albert thinks the laws don’t require anyone in the impact zone to hook on it’s up to the city. Ephraim, thinks the biggest concern is the width of the road. He and the neighbor will want two lots each on the same road Painter lane, and that is the problem since the county requires an improved road for more than four homes. He thinks it’s not a hard thing to widen the road. One commissioner asked him why they couldn’t just widen the road with the neighbor. Ephraim says the ordinances allow a partial street to have more than 4 homes on it. Ron asks about wet lands. Ephraim don’t know about wet lands. Mitch sent paperwork to Army Corp of Engineers. Since there was a question earlier. The health department didn’t indicate any problems with wet ground. The Army Corp didn’t’ get excited or respond and that usually means they won’t worry about it. Ephraim wants to work with everyone, neighbors and board. The survey they have in front of them is the one they will approve. He has fire hydrants nearby, but that shouldn’t be a required for this small of a subdivision. The county is looking at changing the requirements in the ordinances for private roads and it will be different than a drive way. Streets and driveways are different. The commissioners are trying to clean that up now so there is something more concrete. (No pun intended).

From the audience Kade Grunig neighbor to Ephraim. Starting with some discrepancies. His notice for the hearing, says acers don’t’ match. Also lot numbers are different. Says the health department don’t have the right numbers for the size of lots. Also Health Dep. Don’t guarantee the lots will be buildable. Thinks the setbacks for a ditch is 50 feet and 50 feet from the flood pain area for a septic system. Says lots one and two will be too narrow to build on. When the set backs are met. Thinks the precedence is being set for bad roads even with small subdivisions. What about a waist management plan, or number of garbage cans on the road. Thinks the developer should do the leg work to have everything at first. Says the ordinances require all utilities to be there. Thinks this stuff should be for the future to be well planned. The road is a concern still, but it can be fixed with some gravel. Thinks the developer is a developer for small or large. Says if they don’t change the road requirement he will move the road Painter Ln, and put the fence on the property line. His biggest concern is the road. It’s dangerous for his wife to take the kids to the buss and have to turn around on the highway. More houses will make it worse.

Roy Bunderson, neutral on subdivisions, people should be able to do what they want. Main concern keeping people from being at odds down the road. The ditch is a big concern, Idaho statute , says the ditch needs room on each side to work the ditch . Thinks some problems would be gone if they would get together and pipe the ditch. If it were covered up maintenance issues and sub issues will be gone. Thinks it will enhance the value of the property. If he were to tell someone to develop the land it would be to pipe the ditch and help everyone later. Just an item for concern so we don’t have problems later.

Ephraim Hoge rebuts, water wet lands, sewer. Health department had already looked at and approved the septic system. He found some water in the drain field as he put it in, Called the health department they had him move the drain field a little to be above the water. Was first approved for 4 lots now wants to do 2 lots and thinks there is enough room to do it. Says Bloomington city came to him and offered to possibly hook their water system to Ephraim. He is thinking about putting the ditch in pipe, for his kids as well as for the development. Started the ball rolling with water and soil conservation to maybe help work with him on the ditch. Not planning on selling now but wants it more valuable in the future if he needs to sell. Kristi asks if they could put the wording in this to require any new developer to put in the road or make it wider. Then the road will be wider when it’s needed. Neighbors can be the best solution to fixing this. What if the approval required the new people to improve the road as they built? Ephraim thinks that would work.

Mitch recommends the Ephraim put the road in before they sell it. He wouldn’t have to do it now but when it sells then he would have to build the road. Ephraim thinks he would rather do it later. Is the road adequate now for 4 homes. Board thinks its not a big deal to gravel 700 feet, won’t need to do it until the lot sells. Board wants him to be responsible for the road, board will recommend that to the commissioners. Board wants to require 8 feet more added to the road width on his side.

**Motion** to go out of hearing is made by Albert Johnson, seconded by Steve Hardy, all in favor.

**Motion by Albert Johnson to approve** the two-lot subdivision such that at the time when Ephraim Hoge sells one of the lots he will add 6 feet of gravel in width to the travel surface at 4 inches thick on Ephraim’s side of the road, to provide access to the lot that is sold. When the second lot is sold the same will be required for that lot. Seconded by Kristi Crane.

Vote, Albert Johnson, Kristi Crane, Ron Jensen, in favor. Steve Hardy abstains. Motion caries.

Devin Skinner

Mitch says Devin Skinner wants to build a camp ground along Dingle Cemetery road before you get to the cemetery. He wants to use 20 acers . Devin wants the thoughts of the board. They think the road is too narrow to accommodate the traffic. They don’t let subdivisions there now since the road is too narrow.

Laraine Swenson a non-permeant resident has family ties to the valley. She has a concern for the board, she has a second home in the reserve. At 4 am a contractor started working and making noise operating equipment. When they complained, they were told there is not a law against it. They had to listen to it. She knows that the board don’t want to be restrictive. Since there was no law they had no leverage. Rental homes are used every day and there is one next to her being built that will have an outdoor theater. She worries about the noise. Brought a noise ordinance from Logan to have as a starting point. Worries that down the road it will get worse. She knows that farmers were there first and they would be excluded from the noise issue. Board says there is a nuisance ordinance maybe there is some teeth there.

No old business

**Motion** to approve the minutes from May 16 and June 20 is made by Steve Hardy, seconded by Kristi Crane, all in favor. They will approve the July minutes next time, since the board didn’t get to read them prior to this meeting.

Steve Hardy has an issue, Larry Loveland has a little campground on the lakeshore in Fish Haven, The other day Steve counted 8 trailers and 7 tents. Larry started out renting a cabin now it’s much more.

**Motion** to adjourn is made by Steve Hardy, seconded by Albert Johnson, all in favor at 9:20pm.