

PLANNING & ZONING COMMISSION

69 PARADISE PKWY, GARDEN CITY, UT. 84028

PHONE: 435 946-2198 FAX: 435 946-2205

**PLANNING & ZONING MEETING**

**May 16 2018**

**SCHOOL DISTRICT BOARD ROOM**

**PARIS, ID.**

ATTENDANCE: CHAIRMAN RON JENSEN

ABERT JOHNSON-VICE CHAIRMAN

STEVE HARDY

KRISTY CRANE

KAY BECK

SEAN BARTSCHI

DEVIN BOEHME

MITCHPOULSEN, ADMINISTRATOR

WAYNEDAVIDSON*,* SECRETARY

At 7:06 Chairman Jensen began thanked everyone for being there.

The pledge of allegiance was led by Steve Hardy.

There were no changes to the agenda.

**Motion** to approve the agenda was made by Albert Johnson, seconded by Devin Boehme, all in favor.

**Joes Gap Subdivision**, Mitch gives rules of a hearing.

**Motion** to go into hearing was made by Kay Beck, seconded Kristy Crane, all in favor.

Devin Skinner shows a map wants to split off 8 ten acre lots along Joes Gap road. He will build a road up the middle with utilities. He is working with the power company, and has requested a waiver for the sceptics. Will use wells. Working on the road now. Will have mail boxes at the front of the subdivision. Wants to put in a new road for the access. Had a meeting with the county , they said they would increase the winter maintenance up through the turn around. He is adding burrow pits. The Joes Gap road is a county road now. Shows a letter from one neighbor. She said they are fine with the division, but there will still be some farm activity along the road. Devin says they have CC&Rs that state they will accommodate the farm equipment. No questions from the board. Mitch has been working with Devin on the preliminary plat. Engineer has reviewed it. A road discrepancy on the plat should be cleared up by stating something like the county will take over the road when it’s up to standards. Apparently, our ordinance doesn’t say anything about allowing sceptic systems. Our attorney suggested we ask for a waiver from the health department, and propose it to the commissioners.

From the audience, Mark Budge asks, when did they say the winter maintenance will be extended. Board don’t know when, but they ask the developer to make the roads to standards, and then the commissioners have the option of accepting it later when it’s done. Devin plans on completing the road in a week or so.

**Motion** to go out of hearing was made by Albert Johnson, seconded by Kay Beck, all in favor.

Deliberation, they need to finish the road. Not much else now, the rest seems to fit the ordinance.

**Motion** to approve the Joe’s Gap Subdivision contingent on the road being finished, and the septic waiver is approved, was made by Albert Johnson, seconded by Devin Boehme, all in favor.

Question. How soon can the development be ready to sell? If the commissioners get it passed and the road is finished and sewer by the time the commissioners meet, then maybe as soon as June but it’s hard to guess on a date.

Old business, Mitch updates. Michael Failen had met with the POA working out a deal for connecting to the sewer system. Mitch isn’t sure if it’s all true, but if he is working on it then there might be a solution in the works. Ephraim Hoge subdivision, the commissioners have remanded it back to the board to grant a waiver to allow them to connect to a septic. It’s not a variance, it’s a waiver. Layer says we can do it, it’s in our ordinance that we can. The board isn’t sure what the waiver is or how to use it or need it. Our ordinance doesn’t specify that sceptics are allowed in subdivisions so we are trying to be legal. (Waiver page 44).

Work meeting, need to go over the ordinances. Need to gather all the ordinances into one document and make them legal. Changing what is needed to clean it up. Ron suggests we move quickly in order to get through it all. The board has already debated the things in the ordinance if there is going to be debate it might be best to use another time for the individual changes.

Starting with Family Subdivision, this was put in before the Over Lay Zone. Some of it is similar.

Looking at the Subdivision part on page two, some additions. Distance from the creek 75 feet is suggested by Mitch. Mitch has suggestions in the ordinance some additions, some deleting. Changing the wording to clear things up, definitions. Family lot split and the overlay zone. If the family lot split is removed they still can do about the same things by rezoning where a land owner requests. Roads accessing 4 lots on the same road. Family lot split was done prior to the overlay zone. Thinking of dumping the family lot split, if the regular person can learn how to rezone then the family lot split might not be needed. Will get rid of the family lot split. Some input from the commissioners is inserted.

Sewer disposal, some changes around the lake would be made. Also water systems, and fencing and open space.

Land use ordinance provisions that were already approved, cargo containers etc. The matrix will see some changes, stream setback was discussed, and it’s decided to leave it at 20 feet. Overlay districts, some of these things don’t need changes. Camp ground were also discussed.

Motion to accept minutes made by Sean Bartschi, 2nd by Devin Boehme, all in favor.

Motion to adjourn, by Kristy Crane, 2nd by Devin Boehme, all in favor at 9:07pm.