

PLANNING & ZONING COMMISSION

69 PARADISE PKWY, GARDEN CITY, UT. 84028

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**PLANNING & ZONING MEETING**

**September 19, 2018**

**SCHOOL DISTRICT BOARD ROOM**

**PARIS, ID.**

ATTENDANCE: CHAIRMAN RON JENSEN

 ABERT JOHNSON-VICE CHAIRMAN

 STEVE HARDY

 KRISTY CRANE

 KAY BECK

 SEAN BARTSCHI---Excused

 DEVIN BOEHME

 MITCHPOULSEN, ADMINISTRATOR

WAYNEDAVIDSON*,* SECRETARY

P & Z meeting September 19, 2018

Chairman Jensen began at 7:04 pm

The pledge of allegiance was led by Kay Beck.

**Motion** to approve the agenda as printed was made by Albert Johnson, seconded by Kay Beck, all in favor.

**Motion to go into hearing for the Lynn Hill Rezone,** is made by Albert Johnson, seconded by Steve Hardy, all in favor.

Mitch explains the rules of a hearing.

Devein Skinner is representing Lynn and Jessica Hill, they own 40 acers along Joes Gap road. They want to divide it into 4 ten acer lots. The land used to have a sewer line and water line. It is thought those lines have been abandoned. The Hills would keep one lot for themselves and sell the other lots. He feels it meets the requirements of the county for road width, and other county services.

Chairman Jensen thinks the best use of this land would be commercial. Montpelier has zoned all the area for commercial. Each lot would have 5 shares of irrigation water.

Mitch explains the board’s relationship with Montpelier. The city has done a lot of work to work out the zoning. The comprehensive plan is the main rule book for ordinances. The city has been notified of this rezone, but they have in their ordinance advocated all control to the county for enforcing the ordinance. There are other commercial uses nearby and they make dust and noise which will affect any new homes there. Mitch says the engineer remembered some irrigation concerns from the way the city or ditch company use the ditch water. Everything was posted and published on time. Chairman Jensaen thinks the City should be notified that the county is being asked to make a zoning change on their comprehensive plan. There is considerable discussion about the fact that the city was notified according to law, and they just didn’t feel it necessary to respond. Kristy askes about buffer zones. Chairman Jensen still thinks the best use of the land would be commercial. Albert feels the county ordinance can’t deny the application. It may require some extra setbacks or fencing but the ordinance allows it.

**Motion** to close the hearing is made by Albert Johnson, seconded by Steve Hardy, all in favor.

Chairman Jensen wants to table it and get a response from the city to be sure they don’t mind. He is worried about the 18 acres below the ditch, because of the possibility of flooding and because of the rezone. Albert asked if Montpelier don’t want to move forward, how can the county not go forward according to our ordinances. The fact is the city gave the power to the county to govern in the impact area so county ordinances take precedence.

**Motion** to approve the Lynn Hill rezone is made by Kristy Crane, seconded by Albert Johnson, there are some who oppose so Albert calls for a voice vote. Albert Johnson yes, Kristy Crane Yes, Kay Beck yes, Devin Boehme yes, Ron Jensen no, Steve Hardy no. Motion carries.

**Don Burdick lot split,** Don requires a lot split in Bennington. It’s 2.67 acres now and he wants to divide into two equal lots, they will be 1.3 acres for each lot. This request is actually for Rhet Phelps who wants to build a new house on one of the lots. Mitch sees no problems, it fits the ordinance.

**Motion** to approve the Don Burdick lot split is made by Albert Johnson, seconded by Devin Boehme, all in favor.

Work meeting Devin Skinner wants to build an event center along Dingle Cemetery Rd. Our ordinances don’t say anything regarding event centers. He asks if he could just start building? The board responds that if it’s not in the ordinance then it’s generally not allowed unless some kind of conditional use is agreed on. The question is asked, where are the commissioners on the land use ordinances? Devin Skinner isn’t sure exactly what he wants to build, and is open to suggestions. He wants to fit with the county ordinances, but also would like the freedom to try something new. The subject is left unresolved.

**Motion** to approve the minutes for the August 15 meeting is made by Albert Johnson, seconded by Kristy Crane, all in favor.

**Motion** to approve the minutes for the July 18 meeting is made by Albert Johnson, seconded by Devin Boehme, all in favor.

**Motion** to adjourn is made by Devin Boehme, seconded by Steve Hardy, all in favor at 8:34 pm.