

PLANNING & ZONING

April 28, 2014

7:00 p.m.

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

Townspeople Present: David Little, Ron Foster, Steve Woolf, Ryan Ohlwiler, Vic Little, Travis and Jean Sparks, Corrie and Jon Wolford

Minutes of Previous Meeting: The Minutes of the April 4 Planning Commission meeting and Public Hearing were emailed to all the Commission members previous to the meeting. Jesse made an amendment to the minutes, and then made a motion to approve the minutes as amended. Shannon seconded that motion, all in favor.

Travis Sparks-Garage-9095 S. 300 W. The Sparks would like to build a garage in place of their existing carport attached to the west side of their home. The garage would be flush to the existing home. Their home is nonconforming as it sits too close to the road on the south side along 9100 S. Their setback is only 26.8 feet not 30 feet. The Ordinance that was recently amended concerning nonconforming homes would apply to this particular case. The existing home is 31'4." He will tear down the existing carport and build the garage that will be 32' in length along the south side. This meets the current Ordinance which specifies that the addition can be 150% of the lineal footage of the home or 50' whichever is less. The height of the garage will be the same as the existing home. The Sparks turned in a completed application with water shares, legal description, septic clearance, and plans.

Motion: Mike Norman

Second: Jesse Sharp

All in favor: All in favor, motion passes.

Tyson Savage- New Home- 9055 S. Bridger Blvd.- The Savages tore down an old existing home on the property and will be building a new home where the old home sat. They turned in a completed application, legal description, water shares, septic plan, and plans for the new home. The only concern the Commission had was where the water line will hook up to the meter from the new home. The water line needs to run to the existing meter.

Motion: Jesse Sharp, with the stipulation on the water line needing to hook up to the meter in the current location and will need to bring the meter up-to-date.

Second: Mike Norman

All in favor: All in favor, motion passes.

Jon and Corrie Wolford- Shop/RV Parking-212 E. 8800 S. – The Wolfords would like to

build a shop/parking garage for their motor home. The turned in a completed application with water share information, legal description, septic plan, and plans for the proposed shop. The Commission looked over the plans and were concerned with the possibility of a kitchen and bathroom in the shop and discussed that there cannot be living quarters in the shop with the Wolfords. The Wolfords understood this and said there will only be a sink and a fridge not a full kitchen. Jesse made note the bathroom is only a half bathroom and that could discourage living in the shop. The shop will not reach the 35' maximum height requirement.

Motion: Jesse Sharp

Second: Shannon Rasmussen

All in favor: All in favor, motion passes.

Ryan Ohlwiler- Hay Barn-16 W. 9300 S.- Ryan Ohlwiler would like to put a hay barn at the back of his property. He turned in a completed application with water shares, legal description, and plans. His septic will not be affected. The height of the barn should be under 25'.

Motion: Mike Norman

Second: Jesse Sharp

All in favor: All in favor, motion passes.

Dog Kennel Discussion: The Commission has been reading through the Kennel License and crossing out things they didn't like and adding in things they did like. They discussed the additions. They feel like there are currently too many small details that don't need to be included. It specifies how many times to clean a kennel and how to clean it etc. Shannon felt it could summed up in one sentence towards the end. The Commission will continue this discussion next meeting.

Motion: Jesse made a motion to table the Kennel discussion.

Seconded: Shannon Rasmussen

All in favor: All in favor, motion passes.

Unfinished Business:

John had been asked by the Council to look at the Annexation Policy, Plan, and Chapter 10 in the Zoning Ordinances to see what his interpretation of Chapter 10, 10-5, Areas Annexed is. It reads: *Areas Annexed: new areas annexed to Paradise, Utah, shall conform to the current annexation plan. One (1) block to the north, west, and south, around current corporate limits shall automatically be classified as R-1.25. All other areas shall automatically be classified as RA-5, until such classification shall have been changed by amendment to the zoning ordinance as provided by law.* At the Public Hearing held by the Town Council for the purpose of annexing 2 different parcel of land, this was brought in by a visitor and pointed out to the Council. The piece of Paul Danielson's that he was hoping to annex at the east end of 9500 is causing concern to some residents and they felt that his 0.09 piece proposed for annexation did not meet the above Ordinance/Policy. The Council chose to table that annexation and get some feedback from the Commission. The Commission felt that the Ordinance needed to be changed if the Town was to allow annexations smaller than 5 acres to the east of town. They will work on some wording changes and hold the public hearing to change the Ordinance. They decided to hold their next meeting and the public hearing on May 19, 2016 instead of the fourth Thursday May 26, 2016 due to Memorial Day weekend.

Adjourn:

Shannon made a motion to adjourn, Jesse seconded that motion, all in favor. Meeting adjourns at 7:53 p.m.