

**PLANNING COMMISSION MEETING**  
**Paradise Town Hall**  
**January 28, 2020**  
**7:30 p.m.**

**Commission Members Present:** Chairman Linda Hoopes, Co-chairman Jodie Anderson, Kevin Pickup, Devin Thomas, Jeff Nielsen

**Community Members Present:** Michael and Robin Brown, Wayne Ruud, Randy Durrant (present electronically), Josi Kilpcak (present electronically), Paradise Town Council Member Larry Johnson (present electronically), Brian Monson, Rex and Amber Davis

**Minutes-** The Minutes of December 19, 2020 were emailed to all Commission members previous to the meeting. Jodie Anderson made a motion to approve the Minutes, Devin seconded that motion, all in favor. Motion carries.

**Harry Jones- Shed- 9140 S. Bridger Blvd.-** Complete application and fees were received. Shed height is under 10 f.t. tall and all setbacks were met. Jeff made a motion to approve the shed application, Kevin seconded that motion, all in favor. Motion carries.

**Sierra Homes/Nelson- New Home- 8485 S. 350 W.-** Complete application and fees were received. The Commission would like to have the driveway detail added to the site plan. Alyssa will have that added before the Town Council reviews the application. Driveway Detail information was sent to the builder the morning of the meeting with the specifications. Devin made a motion to approve the application contingent on the driveway detail showing the driveway information for the swales and a home height being added to the plans, Jodie seconded that motion, all in favor. Motion carries.

**Michael Brown- Home Addition/Remodel- 9010 Bridger Blvd.-** Complete application and fees were received. The Commission verified height and had Michael Brown initial the application. The Browns will be staying in their shop while they work on the home remodel. The Commission told them that no living quarters could remain in shop when they are able to stay in the home again. The Brown's will not be putting a kitchen in the shop, just a small bathroom with a shower. They acknowledged that no living quarters can remain in the shop when they are back in the house. Jodie made a motion to approve the addition/remodel, Devin seconded that motion, all in favor.

**Brian Monson- Conditional Use Permit/Ag in-home meat cutting- 8960 S. Bridger-** Brian presented plans for an in-home meat cutting business. According to Paradise Town Ordinances a Conditional Use Permit is required for Agricultural Businesses which include meat cutting. Complete application and plans were received. Plans

include a mobile slaughter trailer. Waste will never come back to residential property and will be taken to dump directly after slaughter. Cutting will be done in walk-in cooler area in garage. No employees or traffic. All meat is delivered to customers. The only waste left after cutting will be bones taken directly to dump after cutting. Business will comply with all cutting requirements through Bear River Health Department. Jodie made a motion to approve the Conditional Use Permit for Brian Monson, Devin seconded that motion, all in favor. Motion carries.

**Sketch/Concept Review- Heritage Subdivision Phase 4- 270 E. 9400 S.-** Complete sketch application and plat map were received. Planning Commission reviewed Engineer review. Lot 5 can not fit a rectangle with the sufficient 165 x 330 f.t. required lot dimensions anywhere within the lot. The Commission recommended that Mr. Durrant could purchase some additional property to meet the 165 x 330 with an 8 f.t. reduction where the property necks down, so it could fit a rectangle that has 157 f.t. on one side inside of the 165 as per Town Ordinance. Lot 5 could be absorbed into lot 4 creating one large lot, or he could exclude lot 5 completely right now and move forward with phase 4, and then come back with lot 5 as its own phase once he completes this phase. Kevin made a motion to approve the sketch/concept plan for Heritage Subdivision contingent on Lot 5 coming into compliance, being excluded, or absorbed into lot 4; Devin seconded that motion. All in favor. Motion carries.

**Zone Change Request/Discussion- Josi Kilpack- 145 W. 8900 S.-** There was a request to re zone a restricted lot at 145 W. 8900 S. The smaller restricted lot does abut the commercial zone. The Planning Commission could not see that extending the Commercial zone only one lot to the east of the existing zone would make sense or conform with the General Plan. Kevin made a motion to deny the Zone change, Jodie seconded that motion. All in favor. Motion carries.

### **Unfinished/New**

Restricted Lot- The Town Council asked the Planning Commission to review the restricted lot again. The Commission addressed this lot with the property owner at the November 2020 meeting. A restricted lot can be used for agricultural purposes like animals grazing or growing something. No permit can be issued on a restricted lot. The property owner has begun storing building materials on the lot. The Commission discussed the property and determined that the property cannot be used for commercial storage purposes and that the owner was made aware of this in November. The Commission will draft a letter to the Town Council with their recommendation.

Adjourn- Kevin made a motion to adjourn, Devin seconded that motion. All in favor. Meeting adjourns at 8:35 p.m.