

PLANNING COMMISSION MEETING
Paradise Town Hall
Agenda
February 24, 2022
7:00 p.m.

Commission Members Present- Chairman Linda Hoopes, Kevin Pickup, Jeff Nielsen

Community Members Present- Steve and Karma Albiston, Heather Godfrey

1. **Minutes-** The Minutes of January 27, 2022, were emailed to the Commission previous to the meeting. Jeff made a motion to approve the Minutes as written, Kevin seconded that motion, all in favor. Motion carries.
2. **Randy Godfrey- In-ground pool- 9050 S. 200 E.-** The Planning Commission discussed water use and the amount of water being used for a pool. They recommended to the Godfrey's that they put a fence in place with a locked gate. Heather reported that there will be a locked cover that covers the pool and a key will be required before that cover can be opened. Kevin made a motion to approve the pool, Jeff seconded that motion. All in favor.
3. **Steve Albiston- New Home- 9300 S. 170 E.-** The Planning Commission asked for the height of the house. The Albistons are building a one-level slab on grade home with no basement. Steve Albiston wrote on the application that the height would not exceed 35 f.t. The Commission also had Steve show the driveway on the application and the measurements. Jeff made a motion to approve the Steve Albiston new home with the updates to site plan, Kevin seconded that motion. All in favor.
4. **Roland Leishman- Carport- 8625 S. 300 W.-** The Planning Commission approved the carport with the condition that a driveway detail is provided, and that the height does not exceed the existing home. Kevin made a motion to approve, Jeff seconded that motion.
5. **Town Council Recommendations-**
General Plan 7.0- Development beyond town boundaries pg. 22 and Annexation policy plan 02-300. -The Commission worries about the 2.5. minimum acre lot recommendation due to: Water usage could go up due to the amount of landscaping that could be put in on 2.5. acres, it could drive costs up and draw only large homes. **Kevin made a motion to not recommend the general plan amendment 7.0- change to 2.5. acres. Jeff seconded that motion. All in favor.**
General Plan- Mobile Home Park 9.10.1- Jeff made a motion to recommend for approval removing chapter 2.3, Mobile home parks out of the Ordinances completely. **Jeff made a motion to approve the recommendation, Kevin seconded that motion, all in favor.**

Chapter 10- Administration, 10-5 pg.25- Kevin made a motion not to recommend chapter 10 amendments, Jeff seconded that motion, all in favor.

Mobile Home Parks- 13-3, 8 Conditional Uses Pg. 28- Jeff made a motion to recommend for removal 13-3 Conditional Uses on pg. 28.

Pools/Outdoor water use, add to chapter 12 & 13 Add Pools to Conditional Use Permit- Kevin would like to see the wording “fencing or safety measures to prohibit unauthorized use” Setback’s match accessory building. No fees. Annual inspection is covered in water Ordinances. **Kevin made a motion to add pools/outdoor water use with the amendments as discussed. Jeff seconded that motion. All in favor.**

Wedge Shaped Lots- Planning and Zoning recommends: “No wedge-shape lot shall be less than 150 f.t. in width at the front property line, or 165 f.t. at building setback. Wedge Shaped Lots must contain a rectangular area of no less than 150 f.t. x 300 f.t. **Kevin made a motion to recommend changing the wedge shape lot definition as amended by Planning Commission, Jeff seconded that motion. All in favor.**

Lot-Width- Subdivision Definitions pg.7- The Planning Commission re-worded the recommendation to “The distance between the side lot lines measured at the front yard setback line, or rear yard setback line” **The Commission voted to table the discussion on lot-width definition. Kevin made a motion to table the proposal on lot-width definition, Jeff seconded that motion. All in favor.**

Subdivision Phase Development- Kevin made a motion to approve the as written. Jeff seconded that motion. All in favor.

Adjourn- Kevin motion to adjourn, Jeff seconded. Meeting adjourns at 8:35 p.m.