

**PLANNING COMMISSION MEETING**  
**Paradise Town Hall**  
**Agenda 27, 2022**  
**7:00 p.m.**

**Planning Commission Members Present: Chairman Linda Hoopes, Jodie Anderson, Jeff Nielsen**

**Community Members Present: Mayor Larry Johnson, Lee Atwood**

1. **Minutes-** The Minutes of December 20, 2021, were sent to all Commission members before the meeting. Jeff made a motion to approve the Minutes of the December 20, Jodie seconded that motion, all in favor. Motion carries.
2. **Discuss Annexation Plan-** Mayor Johnson attended the meeting to discuss annexation. He asked the P&Z to consider the new areas annexed into Town to come in at 2.5 acres and 5 acres, instead of 1.25 acres. The Planning Commission discussed the annexation policy. Jeff brought up the concern of cost of larger 2.5 acre lots. He also brought up that in Cache County the minimum zone needs to be 10 acres, but you could own 50 acres and build 5 houses on one acre each without changing the density of the area. He wondered about the possibility of implementing something like that. It could change the dynamic of the Town to have larger lots that bring only “wealthier” individuals to Town. Jeff wondered cluster developments and if they may work here. There was discussion on the Town getting water shares to make sure as we grow, we can also provide water to residents.
3. **Review home-based Businesses-** There was discussion on what the impact could be of allowing home-based businesses to utilize an outbuilding. There is concern about customers coming through town, shipping in or out of an accessory building, employees, parking, trips to and from the building, noise, storage of materials, and large equipment. There is a lot of information that needs to be gathered concerning home businesses using accessory buildings and the Planning Commission will continue to look into that.
4. **Discuss Pools/Outdoor Water Use-** The Commission had discussed pools and potential in-ground pools. In previous discussion they had leaned towards allowing large pools with certain requirements. They had discussed requiring a conditional use permit for any in-ground pool or a pool using more than 20,000 gallons, fencing requirements, setbacks from neighbors’ property, and an annual fee associated with the need for annual inspections. They discussed requiring along with a zoning application, specifications on how pools would be filled and emptied and how often, how it would be cleaned, specific plans and plumbing features for the pool, how much water will be used, and an understanding from the applicant that the pool would never be plumbed or hooked up to the Paradise

Town water system. Lee attended the meeting to provide information concerning the water system and how it is set up in Town and some of the water Ordinances. Paradise Town Water Ordinances do not allow any backflow prevention devices or cross connections. Draining the pool cannot affect the septic tank. Our ordinances also require an 18' air gap when filling the pool. Any pool sheds or buildings would need to be approved along with the pool on the zoning application. There was discussion on what happens if an annual fee for an annual review didn't get paid, how does the Town enforce the requirement?

5. **Unfinished/New-** None at this time.
6. **Adjourn-** Jodie made a motion to adjourn, Jeff seconded that motion, all in favor. Meeting adjourns at 8:44 p.m.