

PLANNING COMMISSION MEETING

Paradise Town Hall

December 1, 2022

8:00 p.m.

Commission Members Present: Linda Hoopes, Jodie Anderson, Kevin Pickup, Jeff Nielsen

Community Members Present: Roland Leishman

1. **Minutes of Previous Meeting-** The Minutes of October 27, 2022, were emailed to the commission prior to the meeting. Jeff made a motion to approve the Minutes, Jodie seconded that motion. All in favor.
2. **Roland Leishman- Shop Extension/Storage Area- 8625 S. 300 W. –** Roland has been in the past few months after building on to a shed and then connecting the shed to his home. He wanted to use the shed as additional living space, but the shed did not meet the Code for living quarters, the Planning Commission told him at the last meeting he needed to remove all living quarters from the shed. He has removed anything that would make the shed "livable" and public works director Lee Atwood has inspected the shed. Jeff made a motion to approve the shop extension, storage area. Kevin seconded that motion, all in favor.
3. **Palmer Subdivision- Sketch Plan- 310 E. 8900 S.-** Town Engineer Chris Wight approve the Sketch plat and the approved plat was then printed and presented to the Commission. Jodie made a motion to approve, Kevin seconded that motion, all in favor.
4. **Tyler and Samantha Larsen- New Home- 8475 S. 450 W.-** Immaculate homes filled out and submitted a complete application with supporting documentation on behalf of the Larsen's. The plans show a one-level home. Kevin made a motion contingent on no driveway causing drainage to neighbors, building height under 35 f.t., driveway being compliant, and no swells being filled in. Jeff seconded that motion, all in favor. Impact fees will need to be paid.
5. **Riley Hoopes- New Home- 380 W. 8600 S.-** Linda stated she had a conflict as Riley was her son and she would not be voting. Jeff wanted to verify lot dimensions and the way they were listed on the application. Riley corrected the dimensions and the Commission had him verify that he would maintain the 30 ft. setback from the closest property line. The commission also discussed with the Hoopes that they cannot fill in the swale. Impact fees will need to be paid. Kevin made a motion to approve the application, Jeff seconded that motion, all in favor.

6. **Jacob Schiess- New Home- 220 E. 9600 S. –** The Commission had Jacob verify the height on the application. The Commission looked at the potential placement of the shed on the property and verified shed setbacks. The Commission discussed the lot 9620 S. 200 E. Jeff made a motion to approve the application, Kevin seconded that motion. All in favor.
7. **Guiseppe Oddo and Michaela Forbes- New Home- 9015 S. 100 E.-** Guiseppe and Michaela did not make it to the meeting. The Commission needed additional clarification, so the application was tabled until the next meeting.
8. **New/Unfinished Business-** There was a discussion on water and requiring new annexations to provide water.

Adjourn- Kevin made a motion to adjourn, Jodie seconds that motion. All in favor. Meeting adjourns 8:50 p.m.