

PLANNING COMMISSION MEETING

Paradise Town Hall

October 27, 2022

7:00 p.m.

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

Community Members Present: Robyn and Michaela Brown, Roland Leishman

- 1. Minutes of Previous Meeting-** The Minutes of September 22, 2022, were emailed to the commission prior to the meeting. Kevin made a motion to approve the Minutes, Jodie seconded that motion. All in favor.
- 2. Justin and Gretchen Jaspersen- Accessory Building- 295 W. 8900 S.-** The Jaspersens applied for an accessory building. The proposed building will be located to the east of the existing home. They need to add the site plan setbacks and drawings to the application. Kevin made a motion to approve the building contingent on completing the site layout and initialing the remarks on the application, Jodie seconded that motion. All in favor.
- 3. Robin and Michael Brown- Horse Barn- 9010 Bridger Blvd.-** The Brown's submitted an application for a 10 x 19.6 f.t. horse barn that will be approximately 9 f.t. 7" tall. The placement for the horse barn is to the east of the existing home and will sit 17 f.t. from the south property line. The Browns have their own fifth wheel parked to the south side of their home and then an additional fifth wheel that their daughter is living in, to the east of their home. Paradise Town water ordinance 14-125- "Period for visitors"- allows an authorized recreational vehicle to visit a homeowner and use water for up to a month at a time. Kevin made a motion to approve the barn and include a recommendation to the Town Council to consider the non-compliant visiting trailer, Jeff seconded that motion, all in favor.
- 4. Roland Leishman- 8625 S. 300 W.- Breezeway-**Roland submitted a zoning clearance application for breezeway walls that connect a shed or accessory building to the north side of the main dwelling/house to the home. He has turned the accessory building into a second dwelling complete with a kitchen and bathroom. No permit was ever issued for living quarters in the accessory building. The accessory building was applied for as a shed in 2018 and approved as a 16 x 18 shed in the side yard. In February of 2022 an application was submitted for a "carport" between the shed and the home. Roland then turned the carport into a breezeway to connect the outbuilding to the home, but to make the

outbuilding compliant as an addition to the house the breezeway needed to have a wall or roof in common. The Cache County building inspector alerted Paradise Public Works department that for the addition/outbuilding to be a compliant dwelling it would need to be brought up to code. The Commission told Roland that to have living space in the shed it would need to be brought up to the current building code. There were 5 items that needed to be addressed in order to make this code compliant. Or the breezeway could be approved with no living quarters in the shed area. Roland reported that he would not take the stove or cabinets out of the shed area. The Commission was concerned about approving anything knowing that there is a non-compliant situation. The Commission suggested to Roland that he needed to bring everything into compliance before anything could be approved. Kevin made a motion to table the permit until the shed could be brought into compliance as living quarters either by bringing it up to code for living quarters, or by taking everything out so that it is not living quarters.

- 5. Open and Public Meetings Act Training-** Alyssa sent a training video on the Open and Public Meetings to the Planning Commission. Each of the Planning and Zoning members watched the movie and reported back that they had watched it.
- 6. New/Unfinished Business-** Kevin would like to seek some input on planning from a professional. Either a private company that specifically helps towns or cities with planning or with the State. Jeff will look into who provides some training for Planning and Zoning Commissions and help with planning. Kevin would like to discuss the option with the Town Council and get some costs if necessary. All commission members support this idea. The Commission brought up the dark sky ordinance and how to enforce the lighting ordinances. They will look into how to best spread the information and then to enforce the ordinance. Next month's meeting falls on Thanksgiving. The Commission would like to move the meeting to December 1.

Adjourn- Kevin made a motion to adjourn, Jodie seconds that motion. All in favor. Meeting adjourns 8:00 p.m.