

**PLANNING COMMISSION MEETING**  
**Paradise Town Hall**  
**May 28, 2020**  
**8:00 p.m.**

**Planning Commission Members Present:** Chairman Linda Hoopes, Jodie Anderson, Devin Thomas, Jeff Nielsen, Kevin Pickup, Alyssa Petersen (Recorder)

**Townspeople Present:** Mayor Vic Little, Public Works Director Lee Atwood, Jason Damm, Jeff Mcknight, Sheri Mcknight, Kelly Hatch, Brenton Stewart, Ray Balls, Ryan Norman, Mike Widmer, Heidi Horger, Tyson Savage, Eileen Snider, Carrie Albrecht, Brandon Albrecht

**Public Hearing/Re-Zone 8:00 to 8:15-** Chairman Linda Hoopes opened the Public Hearing at 8:00 p.m. She asked for questions or comments regarding the re-zone of property at approximately 8500 S. and 350 W. from a 5-acre zone to a 1.25-acre. There was question on annexation from the neighbors. They wondered about annexing islands and peninsulas. There was discussion on the annexation process. There was a question about the difference between turnarounds and cul-de-sacs. Jeff made a motion to approve the rezone of the property, Jodie seconded that motion, all in favor. Jodie made a motion to close the Public Hearing, Devin seconded that motion, all in favor. Hearing adjourns at 8:08 p.m.

Chairman Linda Hoopes opened the regular meeting at 8:09 p.m.

**Minutes-** Jodie made a motion to approve the Minutes of May 7, 2020 and May 21, 2020 as written, Kevin seconded that motion, all in favor. Motion carries.

**Sams Town Phase 3 Preliminary-** The Commission asked about a note on the plat that specified no basement entrances were allowed. The Developer was not sure why that was on the plat. The Developer will correct all the necessary items on the plat and submit the corrected plat for the next Planning Commission meeting. Jeff made the developer aware that there was not a utility easement shown on the plat around lots 11 and 12 as there was on the rest of the lots. The Developer will make that change on the plat. A Geo Technological survey is being done on the property to determine the amounts of road base, and asphalt that will be required and to determine how to handle water drainage and retention. That will be turned in to the office once its completed.

**Brenton Stewart- New Home- 225 W. 8600 S. –** The Stewarts submitted a clearance application for a new home. The Commission had them add the driveway detail and height of the home to the application. Kevin made a motion to approve the application, Devin seconded that motion, all in favor. Motion carries.

**David and Eileen Snider- Ramp and Portable Garages- 8815 S. 200 E. –** The Sniders submitted a clearance application for a portable garage and a ramp they are building on the front of the home. The portable garage will be placed in the rear yard of the home. They were originally going to get two portable garages but have decided they will only get one right now. The Commission had them add the measurement from the north property line. Devin made a motion to approve the application, Kevin seconded that motion, all in favor. Motion carries.

**Ron and Erin Foster- Animal Shelter- 248 E. 9300 S.-** The Fosters submitted a clearance application for a lean-to animal shelter to be built off the south and north side of an existing barn in the rear yard. The Commission had the Fosters add the setback measurement from the house to the barn. Jodie made a motion to approve the application, Jeff seconded that motion, all in favor. Motion carries.

**Robert Horger-Shed- 245 E. 9500 S. –** The Horger's submitted a clearance for a shed. Everything appeared to be in order. Jodie made a motion to approve the application, Kevin seconded that motion, all in favor. Motion carries.

**Brandon and Carrie Albrecht- Hay Shed- 250 W. 9000 S.-** The Albrecht's submitted a clearance application for a hay shed. The Commission had the Albrecht's add the height to the application. Jeff made a motion to approve the application, Jodie seconded that motion, all in favor. Motion carries.

**Gary Mulford- Accessory Building- 8805 S. 300 W. –** Gary submitted a clearance form for an accessory building/shop in his rear yard. There is a proposed cupola on top of the shop that would make the shop height over 20 f.t. tall therefore requiring a setback of 15 feet from the north property line. Jeff made a motion to approve the shop without the cupola not to exceed 19 f.t. tall at the 10 f.t. setback, Jodie seconded that motion, all in favor. Motion carries.

**Ryan Norman- Home Addition- 8805 S. 300 W. –** Ryan submitted a clearance application for a home addition. The home is currently non-conforming and sits closer than the 30 f.t. minimum required setback from the property line bordering 8800 S. and the property line bordering 300 W. The home was built before the 1970's when ordinances were adopted and there is a provision for homes built before that time and allows the applicant to add on to the non-conforming side(s) of the home up to 50 f.t. Kevin made a motion to approve the application, Jodie seconded that motion, all in favor. Motion carries.

**Chris Nielsen- New Home- Paradise Country Estates Lot 33-** Jeff stated he had a conflict due to working personally with Chris and would not be voting on this line item. Chris turned in a clearance application for a new home. The Commission verified the address and had Chris change it on the application to: Paradise Country Estates lot 24. 240 E. 9600 S. The Commission also had Chris add the height to the application. Devin made a motion to approve the application, Kevin seconded that motion, all in favor. Motion carries.

**Jason and Kimber Damm- New Home- 8435 S. 350 W.-** The Damm's submitted a clearance application for a new home. The Commission had them add the driveway detail to the application and the height of the home. Devin made a motion to approve the application, Jodie seconded that motion, all in favor. Motion carries.

**Brock Brower- New Home- 9590 S. 215 E. Paradise Country Estates Lot 20-** The Brower's submitted a clearance application for a home and shop. The Commission clarified the address to be 215 E. 9600 S. They reviewed the height of the home and the shop. Kevin made a motion to approve the application conditional on address clarification and conforming driveway detail, Devin seconded that motion, all in favor. Motion carries.

**Mike Widmer- New Home- 245 E. 9600 S. –** Widmer's submitted a clearance application for a new home. The Commission had them add height and driveway detail to the application. Jodie made a motion to approve the application, Devin seconded that motion, all in favor. Motion carries.

**Sephanie Toniolli- New Home- 9645 S. 200 E.- Paradise Country Estates Lot 22-** Stephanie submitted a clearance application for a new home. The Commission verified the address needs to be 9640 S. 200 E. They discussed home height and driveway detail. Kevin made a motion to approve the application conditional on driveway detail being submitted, the address change, and home height being verified, Jodie seconded that motion, all in favor. Motion carries.

**Unfinished/New Business-** The Commission discussed reading sections 1, 2, and 3 of the General Plan to look for amendments that may be necessary, typos, etc. They will discuss what they have read at the next meeting.

**Adjourn-** Devin made a motion to adjourn, Jodie seconded that motion, meeting adjourns at 10:01 p.m.