
Minutes
Planning Commission Meeting
June 1, 2022

1. Opening ceremonies:

Planning Commission Chairman, Alan Paystrup, called the meeting to order at 7:00 PM. A Quorum was present.

Those in attendance:

Planning Commission Chairman: Alan Paystrup
Commissioner: Barbara Anderson.
Commissioner: Christine Carrigan
Planning Commission Secretary: Susan Kendall

Also in Attendance: Alternate Commissioner Taryn Brooks, Barrett Brooks, Todd Carson, Shon Harper, Joel Winn, Cody Massersmith.

Prayer was given by Planning Commissioner: Alan Paystrup

Pledge of Allegiance was led by Planning Commissioner: Christine Carrigan

2. Action items:

-Minutes were read for approval for May 4, 2022 Public Hearing and for April 6, 2022 Planning Commission Meeting. Barbara Anderson made a motion to approve with typos being corrected. and Christine Carrigan seconded the motion. Minutes for the meeting were unanimously approved.

3. Reports

4. Discussion Items

Todd Carson discussed plans to improve the property at 300 West 150 North
They want to know what needs to be done to make the lot ready to build on. They are then planning to sell it as a building lot once they have made the necessary improvements. Alan Paystrup informed them that they would need to have a survey done, in order for the town to determine where the road is supposed to be. They would be responsible to pave the road according to the findings of the survey. It would have to be completed from the corner of 100 North to the north end of the property. Todd wanted to be sure the lot was buildable according to the Town regulations. It was determined that the lot, while only being a 1/3 acre, is a buildable lot since it was created during the time that 1/3rd acre lots were allowed. Todd mentioned that the Brown's across the street and Brian Backus were both showing interest in helping to pave the road. Todd wanted to know what the width of the road had to be. The planning commission wasn't sure if it would need to be 66' or 99'. The survey would need to be done first along with input from Jason Worwood before the width of the road could be determined. Todd mentioned that he just wanted to make the lot buildable so he could sell it.

Cody Messersmith showed the commission blueprints of a piece of Scott Allen's property he wanted to purchase to build a home on. He had already talked to the neighbor, Brett Ballow, who said he would be fine with it as long as the road wasn't developed. The council determined that because of the creek it was extremely unlikely that the road would ever be completed. The commission didn't see any other reason that the property wouldn't be approved for building. Sue Kendall gave Cody a building permit packet.

Accessory Dwelling Unit Ordinance changes. In last month's meeting the commission decided to only allow Internal Accessory Dwelling Units. In this meeting the commission made changes to the current ordinance to remove any parts that included exterior units. The commission ask Sue Kendall to make the changes in the computer. Next month we will have a public hearing before our planning commission meeting. The ordinance will then be ready to approve and send the ordinance on to the City Council next month.

Multi Family Dwelling Unit Ordinance changes. In last month's meeting the commission decided to allow only one unit per ½ acre. They decided on only allow duplexes or smaller. No fourplexes will be allowed. They then worked through the ordinances making changes as necessary to reflect the changes. The commission ask Sue Kendall to make the changes to the ordinance in the computer. This ordinance will be ready for the public hearing next month. The commission can then approve the ordinance to be sent on to the City Council next month.

Sign Ordinance Changes. The commission decided to postpone discussing this ordinance until the July meeting.

Subdivision Ordinance Changes. The commission asked Sue Kendall to make the necessary changes to the ordinance to make it compliant with the State Code.

5. Adjourn

Commissioner Barbara Anderson made the motion to adjourn. The motion was seconded by Commissioner Christine Carrigan. All were in favor. The meeting was adjourned at 8:44 PM.

Susan Kendall, Deputy Clerk
Planning Commission Secretary

