

JANUARY 15, 2018 PLANNING COMMISSION MEETING MINUTES-file Jan.11

5:15 p.m. Council Chamber. Members present: A. Christianson, B. Grootousen, C. Huiras, M. Reynolds, D. Willingham. Absent: C. Goin, C. Ostenso. Others present: A. Christianson, K. Gorseger, A. Kaiser, A. Kenyon, R. Moore, M. Platteter, W. Stoll.

Call to Order:

V. Chair D. Willingham called the meeting to order and presided.

Hearing:

At 5:15 p.m. V. Chair Willingham convened a Public Hearing on Wayne Stoll's request for a conditional use permit to enable him to reduce the rear yard setback on Lots 18-21 in the Tee A Way Subdivision, along Birdie Court, to accommodate construction of two twin homes. Mr. Stoll pointed out that the golf course directly behind these lots will help provide desired green space.

Mr. Stoll replied to the following questions:

- Is there an agreement with Tee A Way? Yes.
- Will there be a fence? Maybe a fence to intercept stray golf balls.
- Who will units be marketed to? The elderly.

It was clarified that 30-foot front yard setbacks are provided in part to provide sufficient room to park a pickup truck off the street.

It was pointed out that the two following conditions are typically added to all permits

- That the permit is not transferable until the permitted use is established.
- That if the permitted use is not established within one year of approval the permit becomes void.

Mr. Stoll clarified that he would like the permit to provide two years for the use to be established rather than the usual one.

The Hearing concluded at 5:32 p.m.

Action on Permit:

Motion was made by Reynolds and seconded by Huiras to approve granting of the requested permit with the following conditions:

- That the use be established within two years of today's approval date.
- That the setback be no less than ten feet from the adjoining property line.
- That the twin homes comply with the UDC Code and any other State, Local or Federal rules.

Mr. Willingham asked if members had any further amendments or conditions to add. None were indicated. The motion to approve was then carried by voice vote.

Adjourn:

The meeting was adjourned at 5:40 p.m.