

PLANNING AND ZONING COMMISSION MEETING AND PUBLIC HEARING
AUGUST 12, 2009 6:30 P.M. AT THE COMMUNITY CENTER

PRESENT: Chairman Adrian Beazer, Members; Bruce Case, Lance Ellis, City Clerk Robyn Keyes.

ABSENT: Roy Hobbs

VISITORS: Dan Garren.

PZ Chairman Beazer welcomed everyone and led the Pledge of Allegiance.

Minutes. The minutes were reviewed. PZ member Case made a motion to approve the minutes. PZ member Ellis seconded the motion. All were in favor. Motion carried. Minutes approved

PZ chairman Beazer introduced Dan Garren and explained that Mr. Garren had been invited to join the Planning and Zoning Commission. Mr. Garren told about himself, and explained that he worked for the Department and Fish and Game, and had an interest in the community and its development.

Chicken ordinance. PZ member Ellis went over the ordinance drafted by the City Attorney, and made further recommendations for the Council. The Commission members would like the ordinance to allow 1/3 of an acre for chickens and they are not in favor of allowing frying hens due to the mess and waste produced, and the need to dispose of that waste properly.

The PZ members removed Llama from the animal units and concluded that must have been a typographical error by the Attorney. PZ member Ellis suggested adding goats to the animal units since many people already had goats. PZ member Case agreed that goats either needed to be added, or ask the homeowners to remove their goats. PZ member Case was not sure if adding goats would require another public hearing, and decided the issue needed to be addressed.

PZ member Ellis suggested removing the term “fowl” from the ordinance since fowl could also mean other types of birds. PZ member Ellis also suggested changing the term “domestic hens” to “domestic female chickens” for the same reason, and adding the term “no roosters”

PZ member Case agreed that the keeping of chickens should be a conditional use as suggested by the Attorney.

Windmill ordinance. PZ chairman Beazer suggested the City adopt Bonneville County’s windmill ordinance. Set back requirements were discussed and the Commission agreed that the County’s requirement of 60 feet from other utility lines and out buildings was adequate. Chairman Beazer said he would continue to work on a draft for the City.

PZ chairman Beazer said he would like to gather input from the community regarding residential windmill use. The chairman asked Clerk Keyes to put a notice in the newsletter that the Planning and Zoning Commission would like to invite public comment regarding the issue during the next planning and zoning meeting in September.

Swales. PZ member Ellis said he would like to establish some clear guidelines for material allowed within the swales besides grass and gravel. PZ member Ellis said many people were putting decorator river rock and trees in the swales and did not see the harm in doing so as long as the utility lines underneath were not disturbed and the homeowner knew that the City was not responsible for any damage to the material if the utilities needed to be accessed. Clerk Keyes brought up the issue of trees and ownership, since the swale was City property. PZ member Case suggested getting the input from the Public Works Supervisor before going any further with the issue. PZ member Case said that all of the new developments were using curb and gutter and that swales were not being used anymore.

PZ member Case thanked the other Commission members for their time and said he had enjoyed his time on the Planning and Zoning board. Clerk Keyes thanked PZ member Case for all of his hard work and dedication to the Commission, and said that he had made a positive impact within the community.

PZ member Case made a motion to adjourn. PZ chairman Beazer seconded the motion. All were in favor.

Adjourned 7:55 p.m.