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COMMISSIONERS

William Cox
Simeon B. Weston
Norman A. Weston

**MINUTES
RICH COUNTY PLANNING & ZONING COMMISSION
JULY 30, 2020**

Those in attendance:

- Erin Quinn – Rich County Planning & Zoning Chairman
- Brian House – Rich County Planning & Zoning
- Norm Weston – Rich County Planning & Zoning
- Steve Kennedy – Rich County Planning & Zoning
- Dan Peart – Rich County Planning & Zoning/by phone
- Mitch Poulsen – Rich County Planning & Zoning Administrator
- Brent Sanders – Rich County Engineer
- George Peart- Rich County Building Inspector
- Becky Peart- Rich County Clerk

The Planning & Zoning Board met at the Garden City Office Complex in Garden City. Erin Quinn conducted the meeting and asked for approval of the agenda as presented.

A motion was made by Norm Weston to approve the agenda as presented. Steve Kennedy seconded the motion. Motion carried.

Public Hearing: Vanessa Love/ Conditional Use Permit for home

Vanessa Love was present and explained the Conditional Use request. She would like to build a new home. No comments from the audience.

The Public Hearing was closed.

A motion was made by Norm Weston to approve the Conditional Use Permit as long as the set backs are met and the Building Inspector approves. Steve Kennedy seconded the motion. Motion carried.

Public Hearing: Karen Higley/ Conditional Use Permit/Short Term Rental

Karen Higley was present and explained the Conditional Use request. They would like to have a short term rental. Property location was reviewed. Questions were asked and answered. Public comments were heard against the approval of the rental.

The Public Hearing was closed.

A motion was made by Brian House to approve the Conditional Use Permit as long as the set backs are met and the Building Inspector approves. Norm Weston seconded the motion. Motion carried.

Steve Kennedy abstained

A motion was made by Dan Peart to approve the Short Term Rental. Brian House seconded the motion. Motion carried.

Steve Kennedy opposed.

Public Hearing: Chuck Lodder/ Conditional Use Permit for a house

Mike Knapp with Smart Construction was present and explained the Conditional Use request. He stated the Lodders would like to build a home. Questions were asked and answered by parties on the phone.

The Public Hearing was closed.

A motion was made by Brian House to approve the Conditional Use Permit as long as the set backs are met and the Building Inspector approves. Steve Kennedy seconded the motion. Motion carried.

Public Hearing: Zak Zarbock/ Conditional Use Permit for home

Mike Knapp with Smart Construction was present and explained the Conditional Use request. He stated the Zarbock's would like to build a home. Questions were asked and answered.

The Public Hearing was closed.

A motion was made by Norm Weston to approve the Conditional Use Permit as long as the set backs are met and the Building Inspector approves. Steve Kennedy seconded the motion. Motion carried.

Public Hearing: Rod Thompson/ Conditional Use Permit for a home.

Rod Thompson was present and explained the Conditional Use request. He would like to build a home on a vacant lot. Questions were asked and answered.

The Public Hearing was closed.

A motion was made by Steve Kennedy to approve the Conditional Use Permit as long as the set backs are met and the Building Inspector approves. Mr. Thompson is to have the approach to the home approved by the Rich County Road Department. Norm Weston seconded the motion. Motion carried.

Eden Ranch Subdivision Phase 3

Sid Winters was present and explained phase 3 of the subdivision and what he is proposing. Brent Sanders gave comments. Lance Anderson with Eden Ranch was present by phone and gave comments.

A motion was made by Norm Weston to approve Phase 3 of the Eden Ranch Subdivision. The motion was subject to the Rich County Engineers inspection and approval. An updated title report and a letter from the Fire Marshall. Brian House seconded the motion. Motion carried.

Steve Kennedy voted no.

Norm Mecham Sweetwater Golf Course Subdivision #5 Plat Amendment

Norm Mecham was present and explained the Amendment he was proposing. He needs to make a notation change on the plat.

A motion was made by Steve Kennedy to approve the amended plat of Golf Course Subdivision # 5. Brian House seconded the motion. Motion carried.

**Dave Munford/New Short Term Rental
Sage Hill Puzzles/ New Short Term Rental**

Mitch stated all requirements for the new rentals were not completed.

A motion was made by Brian House to table the applications to the August Meeting, this will allow time for the applications to be reviewed and completed. Steve Kennedy seconded the motion. Motion carried.

New Business/Other Business

Approval of Minutes:

A motion was made by Brian House to approve the minutes of the June 25, 2020 meeting as presented. Steve Kennedy seconded the motion. Motion carried.

Adjournment:

A Motion to adjourn the meeting was made by Norm Weston. Steve Kennedy seconded the motion. Motion carried.

The meeting was adjourned at 8:45 p.m.

Chairman

Date

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