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COMMISSIONERS

William Cox
Thomas J. Weston
Norman A. Weston

**MINUTES
RICH COUNTY PLANNING & ZONING COMMISSION
MARCH 29, 2018**

Those in attendance:

- Brian House - Chairman Rich County Planning & Zoning
- Steve Kennedy – Vice Chairman Rich County Planning & Zoning
- Tracy Hatch - Rich County Planning & Zoning
- Kathy Hislop – Rich County Planning & Zoning
- Norm Weston – Rich County Planning & Zoning
- Linda Willis – Rich County Planning & Zoning
- Becky Peart – Rich County Clerk
- Tyler Stuart – Rich County Engineer
- George Peart- Rich County Building Inspector
- Mitch Poulsen- Rich County Planning & Zoning Administrator

The Planning & Zoning Board met at the Garden City Office Complex in Garden City. Chairman House 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: Centracom- Wireless Internet Transmission Pole / Conditional Use Permits

Howard Pope was present and explained they would like to erect a WiFi antenna for providing wireless internet. The site has a good line of sight to most of Sweetwater Hillside Subdivision.

The Public Hearing was closed.

A motion was made by Kathy Hislop to approve the Centracom- Wireless Internet Transmission Pole Conditional Use Permit. Steve Kennedy seconded the motion. Motion carried.

Robert Anderson- Short Term Rental/ CUP

Don Hampton and Fabian Zullo were present and gave objection to the Short Term Rental. They explained there are parking issues, garbage, dogs ect with the rental. Mark & Jared Hislop – Bear Lake Rental Property Managers gave the owners perspective.

The Public Hearing was closed.

Tracy Hatch made a motion to approve the Short Term Rental. Parking is to be on the South end of the house and no parking on the right of way. Steve Kennedy seconded the motion. Motion carried.

Kathy Hislop stated a conflict and did not vote.

Linda Willis opposed.

Steven Bond- Construct New Residence/ CUP

Melvin Hansen Smart Construction and Steve Bond were present and explained they will be building a new residence on the existing property. George Peart stated he had walked the property and had no objection.

The Public Hearing was closed.

Norm Weston made a motion to approve the Conditional Use Permit as long as setbacks are met and the approval of the Building Inspector. Tracy Hatch seconded the motion. Motion carried.

John Zarbock- Addition to Existing Residence/CUP

They will be adding on to the existing Cabin. The addition will be for a family room and kitchen.

The Public Hearing was closed.

Kathy Hislop made a motion to approve the Conditional Use Permit pending a building covenant if necessary. Property owners are to check with the County. Steve Kennedy seconded the motion. Motion carried.

Jensen BL- Construct a garage/ CUP

Chris Terry was present and stated they would like to build a garage. Mitch read a letter in objection from an adjacent property owner. George Eames was also present and gave objection.

The Public Hearing was closed

Kathy Hilsop made a motion to approve the Conditional Use Permit as long as it is not built on the easement, the standards of the power company are met and the Building Inspector approves. Linda Willis seconded the motion. Motion carried

Paul Clark- Construct New Residence/ CUP

Paul Clark was present and stated he would like to build a new residence. George Peart informed the board that he had been to the property and marked a line of site and everything was ok with him.

The Public Hearing was closed

Norm Weston made a motion to approve the Conditional Use Permit as long as setbacks are met and the Building Inspector approves. Tracy Hatch seconded the motion. Motion carried.

Greg Nielson- Addition to existing residence/ CUP

Greg Nielson was present and stated they will be placing an addition to and remodeling an existing residence.

The Public Hearing was closed.

Tracy Hatch made a motion to approve the Conditional Use Permit as long as the setbacks are met and the Building Inspector approves. Steve Kennedy seconded the motion. Motion carried.

Grant Weed/ Short Term Rental

The Weeds would like to have a Short Term Rental Business. Mark Hislop with Bear Lake Rental Properties was present and his Company will be the property managers. The property location was reviewed.

Tracy Hatch made a motion to approve the Short Term Rental. Steve Kennedy seconded the motion. Motion carried.

Kathy Hislop stated a conflict and did not vote.

Sid Winters was present and gave an update on the Eden Ranch Subdivision. He stated he will be moving forward with 35 lots. He informed the board that sewer was not possible and the lots will be septic.

Election of Officers

A motion was made by Kathy Hislop to appoint Brian House as Chairman of the Rich County Planning & Zoning Board for 2018. Tracy Hatch seconded the motion. Motion carried.

A motion was made by Tracy Hatch to appoint Steve Kennedy as Vice Chairman of the Rich County Planning and Zoning Board for 2018. Kathy Hislop seconded the motion. Motion carried.

Kathy Hislop will remain as Chairman of the Variance Board.

New Business/Other Business

Approval of Minutes:

A motion was made by Norm Weston to approve the minutes of the October 26, 2017 meeting as presented. Steve Kennedy seconded the motion. Motion carried.

Adjournment:

A Motion to adjourn the meeting was made by Kathy Hislop. Linda Willis seconded the motion. Motion carried.

The meeting was adjourned at 9:00 p.m.

Chairman

Date