

**MINUTES OF THE
Planning and Zoning PUBLIC HEARING and Commission Meeting
for the City of Menan held February 23, 2017**

Presiding: Jason Watson, Commission Member

Present: Jason Watson, Roy Storer, Lane Mortimer, Greg & Becky Nelson, Kevin Thompson, Lynn & Michelle Rushton, Chauncey T. Haight, Nola & Tim Hale, Ben Briggs, Val Casper, Dewayne Andrew, Danielle Andrew, Roy Wright, Jeff Geisler, and Allyson Pettingill.

Public Hearing called to order at 7:13 pm.

Jason Watson starts the meeting with the pledge of allegiance and a moment of silence for those veterans in the City who served in WW1, as Victor Cammans the Commission Chair had requested. Victor was unable to attend due to illness.

The Commission then explains how the Hearing will proceed. Those who wish to speak must sign in on one of the sheets provided, whether for, against or neutral. Also include current addresses for the record. Those proposing the preliminary subdivision application will proceed with their presentation, with the Commission asking questions if desired. After the presentation is completed, the Commission will then turn to those in attendance for comments. Those in favor will go first, then those who may be neutral, finally those opposed will be allowed to voice their concerns. After all have had a chance to speak, the Nelsons will have the opportunity to offer a rebuttal to comments made. The Commission will then close the public hearing and commence discussing what has been presented.

Kevin Thompson from Thompson Engineering addresses the Commission for the Nelson's. He starts by going through the proposed engineered subdivision plans provided. There then is discussion of the proposed plans. He discussed the layout of the subdivision, hooking up to the City sewer and wells for water, and also the topography of the land. There is discussion of the lot sizes and house sizes. There is mention of what could be an issue with water on certain lots especially in the summer. There is standing water present on some of the lots. There is discussion of this issue. Tim Hale mentions that Spring Creek originates in that area. Kevin states that they will have to fill in certain spots. He doesn't believe that this area is a wetlands as he doesn't believe there are standing cattails. There is discussion of Spring Creek and the ground water. The discussion turns to keeping Menan as a farming community. Kevin then discusses the issue of keeping the grid system for the roads. He explains that it is impossible with how Menan is now laid out. The discussion turns to the proposed loop street in the plans and how to make it compliant with the City Code. There is then discussion of the sewer system capacity. Becky goes through the list of what the requirements for building will be in this proposed subdivision. The name of the subdivision is Settlers Grove. There is discussion of these requirements. Nola Hale makes the comment that a walk path in front of the subdivision would take out her front yard. This is discussed.

The Council opens up the Hearing to the public for their comments.

Those residents **in Favor** of the proposed subdivision application.

Greg Nelson, 629 N 3510 E, Menan: Greg states he is the developer and is in favor of the subdivision. He also states that he saw an opportunity and a need for homes in Menan.

Chauncey T Haight, 3560 E Menan Lorenzo Hwy, Menan: He states he is cautiously for the subdivision. As the Mayor, he has calls monthly for housing in Menan. He also states many residents are also looking for family members to be able to live in Menan. He notes that there may be difficulties in the Ordinances, but he believes it would be good for Menan. He states that the City either grows or dies.

Michelle Rushton, 3653 E Menan Lorenzo Hwy, Menan: Michelle states she is for the subdivision. She likes growth and development when it is planned and done the right way. She further states she is like the Mayor, she believes that the City has to have growth to move forward.

Nola Hale, 682 N 3600 E, Menan: Nola states she is for the subdivision. She also states that this subdivision is a good way for families to start out, young families looking for a good way to start out.

The time is then turned over for the testimony of those **Neutral** of proposed fee increases.

There are none in attendance in the neutral position.

The floor is then opened for those **Against** proposed fee increases.

Ben Briggs, 3889 E Menan Lorenzo Hwy, Menan: Ben starts by telling the Commission he is the owner of the farmland surrounding this proposed subdivision. He states that most people aren't farmer friendly, and that will be an issue for him. He receives frequent calls from another subdivision next to his land from home owners upset and accusing him of flooding their homes. He further states that as he flood irrigates his farm land and the water table being so high in the area, he has a real concern about flooding in these new homes. He states that he doesn't know if land leveling will help. He doesn't want to be disrespectful, he is concerned about lawsuits and flooding issues. He wants to protect his farm ground and can't financially fix all of his ground to stop potential water problems. He does care about the homeowners and doesn't want to see these new homes ruined.

Danielle Andrew, 1361 Twin Butte Rd, Menan: Danielle states she is against the proposed subdivision. She would like to move back into the City limits one day and doesn't like the changes this would be. She would like to avoid the problems that can come when new people move into an area.

DeWayne Andrew, 675 N 3600 E, Menan: He is against it.

Val R Casper: PO Box 351 Driggs, He is against it.

Rebuttal:

Greg Nelson chooses to rebut what has been said. He states that this land will become a subdivision. It is already platted as such, the Serenity Subdivision. He would like to make sure it is done the right way as he doesn't believe the way it is platted right now is correct. He states someone will eventually put a subdivision in on this land.

Kevin Thompson also chooses to offer a rebuttal. He discusses the possibility of a water feature or someway of funneling water through those lots most affected by the water in the summer. He further states he would like to get together with Ben to discuss the best way to resolve the water issue.

The Commission closes the Public Hearing portion of the meeting.

The Commission then discusses the presentation and the testimony of the public and their concerns. The concerns the Commission decides to send to the City Council with the recommendation of approval are:

The walk path in front of the Hale property. They would possibly recommend a gravel path, not a sidewalk and not in front of the Hale's property.

Concerns with the water table. Becky states she will do table depth testing throughout the lots to determine what the depth is. They will also find a way to drain/funnel water where applicable.

No sidewalks.

No curb and gutter.

Amend City Code 8-2-7 (D) to allow Loop streets in the City longer than 1200 ft.

Designate canal/easement as green space.

If the Council doesn't ask for sidewalks then they should request street trees, or vice versa.

Allyson will type up the recommendation for the Commission to present to the City Council at the meeting on the 13th. The Commission asks her to place it on the agenda.

Replacement of Trailer, Lynn Rushton: Lynn addresses the Commission to discuss the process to replace a trailer in his trailer park. He informs them that he has gone through the procedure before when the City was contracted through the County for the Building Inspector. He then states he actually worked with Jeff Geisler, who is now the City Building Inspector through DBS. There is discussion of issue. Jeff will work with Lynn on filling out the paper work the City has correctly and making sure everything is done legally.

Review of Record of Survey, SeRena Barker: Allyson explains that SeRena wasn't able to make it to the meeting but sent a record of survey for a piece of property owned by her grandmother that they want to split into 6 different lots and develop. She is looking to find out what she needs to do to get the ball rolling. The Commission decides that since the plan she is proposing has 6 different lots, it qualifies as a subdivision and she must follow the Codes for subdivisions, Title 8 in the code book. They suggest she hire an engineering firm to go through the Codes and follow the procedures.

Building Permit Application: Allyson hands out the new building permit applications she and Jeff worked on. The Commission looks them over and discusses. They state they look good and should work great.

Comprehensive Plan Discussion: Jason asks Allyson to put Comprehensive Plan review on next month's agenda.

City Council Update: It is discussed that everything from City Council has been covered.

Roy Storer made a motion to accept the minutes from the March 2, 2017 meeting as written. Lane Mortimer seconded the motion. Motion passes.

Calendar: The next meeting will be May 4th, 2017. Roy states he won't be in town for the meeting.

Roy Storer made a motion to adjourn. Lane Mortimer seconded the motion. Motion carries.

Meeting ends at 9:35 pm.

Allyson Pettingill, City Clerk/Treasure