

CITY OF AMERICAN FALLS  
PLANNING AND ZONING MINUTES  
December 10, 2014  
7:00 P.M.

Present: Greg Miller, R. Jay Hawkes, Dave Merrell, Kade Smith, Pat Callaghan, Ron Anderson, Jack Taylor.

Attorney: T.J. Budge  
P&Z ADM: Jeff Nelson

Guests: Richard & Edith Kopp.

Minutes: Motion by Anderson second by Smith to approve minutes as printed for October 8, 2014 all in favor.

Sketch Plan review for Richard & Edith Kopp for a proposed minor subdivision of eight lots, off of Moonlight Lane in the impact area. Nelson gave all the board a preliminary plat of what they would like to do. It included a private road that would connect into Moonlight Lane Kopp was told that if they wanted to have that road even though it is a private road it would still need to meet City specs. With curb gutter and sidewalk and pavement. After a short discussion about the road he was told that if all the lots he wanted to create fronted Moonlight Lane the minor subdivision would be easier to develop. Attorney Budge then asked about curb gutter and sidewalk on Moonlight Lane Nelson told him and the board that Moonlight Lane is a County Road and the County does not want curbing or sidewalk on it. Richard told the Board that they would like to set a hearing for January meeting and they would be ready with lots that front Moonlight Lane at this point maybe 3 lots. The Board agreed to set a hearing for January 14, 2015 for a minor subdivision. Nelson said he would get everything in place for the hearing.

Motion by Anderson second by Hawkes to approve the Findings of Fact, Conclusions of Law, and Decision for the variance for Dirty Deeds Sales to install ribbon curb in Lake Ridge Terrace Subdivision. All in favor

Motion by Merrell second by Taylor to approve the Findings of Fact, Conclusions of Law, and Decision for the Final Plat for Dirty Deeds Sales, the Lake Ridge Terrace Subdivision Final Plat. All in favor

Building report.