

CITY OF AMERICAN FALLS  
PLANNING AND ZONING MINUTES  
January 14, 2015  
7:00 P.M.

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

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

Guests: Richard & Edith Kopp, Gary Ferguson, Ben & Linda Caveness, Don Haskins, Gilbert Hoffmeister, Bob Wetzel.

Minutes: Motion by Merrell second by Callaghan, to approve minutes as printed for December 10, 2014 all in favor.

Hearing: Hearing for Richard and Edith Kopp to propose a minor subdivision to divide out three lots fronting Moonlight Lane in the impact area. Charmin Miller asked if any board members had a conflict there were none. Miller asks Nelson for a report and if all notices went out Nelson gave a brief description of the development and replied yes. Closed regular meeting and opened the Hearing, asked Richard Kopp to get up and tell the board about the development. The board had no questions, Kopp sat down and Miller invited question from those in attendance. Gary Ferguson got up and asked if Kopp had to put in any utilities. Nelson told him no, because this is a minor subdivision and the utilities will be put in when a house is built. Ferguson also stated that if anyone wanted to hook up to the sewer line across Moonlight Lane they need to contact him. Nelson told him that the sewer would be septic systems, and if not, he would be contacted before a building permit could be written. Don Haskins, with Power County Highway Dist, got up and told the board that they had not been contacted about access to Moonlight Lane. There would need to be an application for any of the houses if they were putting the driveways onto Moonlight Lane. Miller asked if there was any one else that wanted to comment, and there being none, Miller asked the board for discussion. Nelson told the Board that they could approve the plat with the condition that the access is approved by the Power County Highway Dist. Motion by Merrell, second by Taylor, to

approve the final plat of 3lots at Moonlight Estates for Richard and Edith Kopp, with the condition that the Power CountyHigh Dist. review the plat and approve any access points onto Moonlight Lane. All in Favor.

Building report.