

CITY OF AMERICAN FALLS
PLANNING AND ZONING MINUTES
July 9, 2014
7:00 P.M.

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

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

Guests: Jordan Gehring, Rodney T. Burch

Street Superintendent: Dusty Whited

Minutes: Motion by Anderson second by Callaghan to approve minutes as printed from June 11, 2014.

Rodney T. Burch and Jordan Gehring were present to present the Final Plat for Lake Ridge Terrace which contains 12 lots with 1 Common lot. Rodney presented a presentation of the type of curb swells and sidewalk they would like to do it was determined that the curbing they want is not allowed by the code book also they want 4 foot sidewalk not 5 foot T.J. told the board that they could try a variance on the curb because of the drainage issues with the BOR property but the side walk needs to stay at 5 foot and needs to be put in before any houses are started .

The board Motioned to allow the temporary Cul-da-sac as a hammer head as drawn on the plat,

Motion by Merrell second by Callaghan all in favor.

The Board talked about the drainage ditch to the South of the project Motion by Merrell second by Callaghan all in favor to allow an opened ditch as long as it gets fenced as the homes go in and Whited approves the access size. After a long discussion about the Plat in reference to the code book the Board told Rodney that if he wanted to go through the Variance procedure on the ribbon curb he needs to let Nelson know and needs to pay the fee for the August meeting. The Board told him that the sidewalk needs to stay at 5 feet and needs to be put in as part of the subdivision.

The Board then tabled the decision on the final plat until August 13, 2014.

Motion by Callaghan second by Merrell to table the decision on the final Plat until Rodney and Jordan decide what they want to do.

Building report

Meeting Adjourned.