

CITY OF AMERICAN FALLS
PLANNING AND ZONING MINUTES
May 14, 2014
7:00 P.M.

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

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

Guest: Jordan Gehring, Doug Brisco. Rodney Burch Marina Taylor.

Minutes: Motion by Merrell second by Callaghan to approve minutes as printed for April 9, 2014 all in favor.

Hearing set for 7:00 P.M. for Dirty Deeds Sales LLC. For A Subdivision permit and the Preliminary Plat for Lake Ridge Terrace Located in Section 21 Township 7 South, Range 31 East, of the Boise Meridian in the County of Power. To Subdivide 31.7 Acres into 64 Proposed Lots . Rodney Burch came to answer any questions , Merrell asked if the ditch to the North of the existing housing was going to have a culvert and covered Rodney replied that they will put it in as the phases allow them , Rodney explained that they are going to want to do the Subdivision in phases which is allowed in the A.F. Development Code. Callaghan questioned about the lots on Marina road the Steepness of them and if there was enough room for a building Rodney said they could get at least a 40 foot deep building on the property Callaghan also asked about the first 3 lots in the subdivision Rodney assured the Board that they could be built on, Hawkes asked about a turn around in the first phase A.F. code allows for temporary turnarounds with phased final platting. With no other questions from the board Miller opens it up for public comment. Wade Povey came up and said the only thing he was concerned with was the State wanting to close Marina road Access Nelson assured him along with Jordon Gehring that Mayor Beitia will not let that happen little comment was made if this would help the drainage or hurt it Marina Taylor got up and added that more houses and grass should help the existing homes not to flood . Miller closed the hearing and opened the regular meeting and asked for discussion with the Board Motion by Hawkes

seconded by Merrell to approve the subdivision permit along with the Preliminary Plat as drawn all in favor.

Building report

Meeting Adjourned.