

Board of Adjustments approval. M. Kent Larsen stated that the size of lot 3 is 11,900 square feet. Mr. Green stated that the Planning Commission doesn't know if the property has been surveyed correctly. Mr. Hartle stated that the developer still has to comply with the part of the code that refers to lots being a minimum of 12,000 square feet. Mr. Green stated that they would have to add some footage onto the back of the lot. Mr. Colling asked if it would be a lot line adjustment. Mr. Hartle stated that there is no lot line until the subdivision is filed at the Cache County Recorder's office. Mr. Hartle stated that they would need to add 2 feet onto the back of the lot. Mr. Green asked when the Board of Adjustments meets. Mr. Hartle stated that they are scheduled to meet on September 27, 2010. Mr. Colling stated that he said in the last meeting that there was a problem with this subdivision, and it has developed into more problems. Mr. Hartle stated that there are some inconsistencies that he doesn't have answers for. Mr. Green asked where the mylar was. Mr. Hartle stated that City Engineer Chris Breinholt has the mylar. Mr. Green suggested that this final plat not be approved until the details are worked out and brought back to the Planning Commission. After discussion, M. Kent Larsen made a motion, seconded by John Spence, that approval be denied on the final plat for the Reynolds subdivision, consisting of a total of 3 lots (2 additional building lots) on property at 39 East 300 South based on issues concerning the sewer line, 12,000 square foot lot, the Board of Adjustments approval, and the City Engineer's signature on the mylar.

YEA 4

Jaye Colling
Loyal Green
John Spence
M. Kent Larsen

NAY 0

The Planning Commission continued the workshop on revisions to the land use tables and code. Don Hartle recommended that they not review the land use tables until they have a full quorum. Loyal Green recommended that they set aside 1 hour in a Planning Commission meeting to review the land use table item by item.

At 6:27 p.m., John Spence made a motion, seconded by M. Kent Larsen, to adjourn the meeting.

YEA 4

Jaye Colling
Loyal Green
John Spence
M. Kent Larsen

NAY 0

Loyal Green
Chairman