



SITE PLAN REVIEW COMMITTEE  
MEETING MINUTES – June 2, 2015

IN ATTENDANCE

Dave Levanger, Chairman  
Richard Tatton  
Jeff Richens  
Brady Bradford  
Curtis Page, County Engineer  
Doris Johnston, Minutes

OTHERS ATTENDING

Brian Sinsel  
Albert Spensko

EXCUSED

**The meeting was called to order at 3:30PM.**

**1) Call to Order**

**2) Review and possible approval of the meeting minutes from April 7, 2015**

Richard Tatton made a motion to approve the minutes with the corrections. Curtis Page seconded. By unanimous decision, motion carries.

**3) Review and possible approval of an amendment for Brian Sinsel at the 2 lot Martinez's Landing Subdivision on Westwood Blvd.**

Dave Levanger explained Mr. Sinsel is just straightening the line between the lots instead of on an angle. Curtis Page made a motion to approve. Brady Bradford seconded. By unanimous decision, motion carries.

**4) Review and possible approval of a 2 lot subdivision without Public Improvements, Mountain States Investment LLC, George Harmond Jr.**

Dave Levanger had questions on if Mr. Harmond wants to make this 1 lot or 2 lots. Albert Spensko explained it needs to be 2 lots and that Lot 1 is already approved.

Jeff Richens had a question on the access roads existing roadway width and if it will be a public road.

Dave Levanger and Albert Spensko explained it was previously approved for a private road owned by Mr. Harmond and he is granting an easement to Rhett Marsing. Dave Levanger commented the only plans for Lot 2 is for parking and to store equipment.

Richard Tatton made a motion to approve Lot 2 of the Mountain States Investment LLC subdivision without public improvements for George Harmond Jr. Jeff Richens seconded. By unanimous decision, motion carries.

**5) Review and possible approval of a 2 lot subdivision without Public Improvements, Bauermeister, on 4100 North.**

Albert Spensko stated that this is for a **3 lot** subdivision. There was confusion on where Lot #3 was located and that it was not labeled on the plat presented. Mr. Spensko explained the location of all the lots.

Dave Levanger explained that there was an error on how he interpreted the plat and that water and sewer need to be requested for Lot #3. Jeff Richens explained that all the PRWID requirements need to be met before this can be approved. Jeff Richens explained what needed to be done to get this approved.

- come up with a final plat with proper labeling,
- Mrs. Bauermeister needs to turn over to the District-2 water shares
- Present letters to Carbon County with required sewer and water clearances from PRWID

Mr. Spensko asked if the **2 lots** can be approved. There was discussion on if Lot #2 was to be a buildable lot and concern on water and sewage connections. Mr. Spensko explained Mrs. Bauermeister would like to sell Lot 1 (existing home) and Lot 3 and keep Lot 2 (garages). There was discussion on the water and sewer lines that exist. Jeff Richens explained that the only connection is a 4 inch sewer line to the house on Lot 1. Members discussed on whether to approve Lot #1 now and the others at a later date.

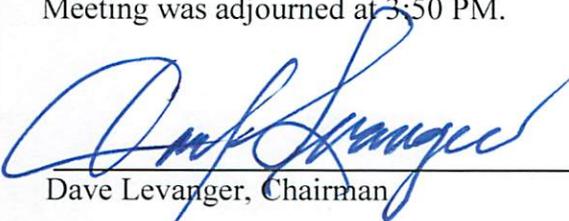
Dave Levanger asked Mr. Spensko to provide a revised plat showing access roads and easements and documentation and also to obtain all water and sewer requirements from PRWID. Mr. Spensko also explained Mrs. Bauermeister wants to sell the Lot #1 access road with Lot #1 and retain access over that lot. Mr. Spensko will show this on the revised plat and provide record of the easements.

Richard Tatton made a motion to postpone action on this and when items are completed, that if necessary, time wise, to authorize the Chairman to call a special meeting to make the approvals on these 3 lots. Brady Bradford seconded. By unanimous decision, motion carries.

**Adjourn**

Brady Bradford made a motion to adjourn. Curtis Page seconded. By unanimous decision, meeting adjourned

Meeting was adjourned at 3:50 PM.

  
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Dave Levanger, Chairman