



SITE PLAN REVIEW COMMITTEE
MEETING MINUTES – November 3, 2015

IN ATTENDANCE

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

OTHERS ATTENDING

ETV Ten
Cody Ware
Scott Thayn, Cecil Mckendrick Trust
Dale Wright

EXCUSED

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

- 1) **Call to Order**
- 2) **Pledge of Allegiance**
- 3) **Approval of minutes from previous meeting(s)**

Richard Tatton made a motion to approve the minutes from the August 2015 meeting. Curtis Page seconded. By unanimous decision motion carried.

- 4) **Review and possible approval of a 1 lot subdivision without Public Improvements, 1144 S 600 W, Parcel 02-1655-0004, Cecil McKendrick Trust.**

*Jeff Richens joined the meeting at 3:35pm

Dave Levanger explained the location of the 1 lot subdivision near Olive Grove Subdivision and referred to a photo of the property and home. Dave spoke about the access and the applicant will obtain an easement either from an intervening land owner or from the other members of the Cecil McKendrick Trust and stated that either way, there is access. Scott Thayn, rep for Cecil McKendrick Trust, stated there is an existing easement on the north end also. Dave verified with Jeff Richens, PRWID, that it is connected to water and sewer. Jeff Richens advised that they try to obtain the easement to the east since this is where the water and sewer lines run and also make sure they note in the easement that it also contains the water and sewer line to that home.

Richard Tatton made a motion to approve the 1 lot subdivision without public improvements on the condition that the approval of permanent easement to be in place before it is recorded Jeff Richens seconded. By unanimous decision, motion carried.

5) Review and possible approval of a 2 lot subdivision without Public Improvements, 1622 S Hwy 6, Parcel 02-1566-0001, Kyle Edwards.

Dave Levanger presented photos of the 2 existing homes on one lot. A portion of land where the older white home (north home) sits has been approved by the Planning Commission and County Commission for a zone change to allow ½ acre lot. Mr. Edwards simply wants to put the older home on its own lot and its own septic system. Dave Levanger explained the older home will be on its own ½ acre lot and the other home will set on the remaining land. Jeff Richens, PRWID, explained these two homes will require two water meters due to a previous agreement when the property was originally sold.

Curtis Page made a motion to approve subject to getting the water meters separated. Brady Bradford seconded. By unanimous decision, motion carried.

6) Review and possible approval of a 2 lot subdivision without Public Improvements, 1500 W in Carbonville, Parcel 02-0670-0001, Deer Hollow, T.H. Poloni

Dave Levanger stated the item was advertised incorrectly. The request is for a 3 lot subdivision.

Richard Tatton verified with the surveyor, Cody Ware that he is asking for approval of Lot 1 and 2 on the plat.

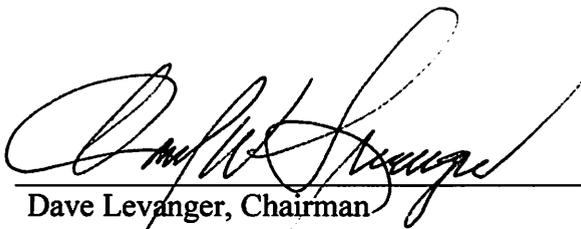
Curtis Page had questions on Parcel A and B. Cody Ware explained they are taking lots 1 and 2 off of Parcel A and the home on Parcel A may be demolished, and the land may be used for farming. Cody added that originally there were 2 existing homes on one parcel.

Jeff Richens stated there is water and sewer available to the 2 new lots. The fire flow is very adequate. Jeff Richens asked that the surveyor pass on to the developer to have a high exposure on the foundations so access to the sewer system is good and also they need to surrender the 2 water shares.

Jeff Richens made a motion to approve the 2 lots for the 3 lot subdivision, Deer Hollow. Dave Levanger stated it was advertised as 2 lots and the other lot will be done at a later date. Brady Bradford seconded. By unanimous decision, motion carries.

7) Adjourn

Meeting adjourned by common consent at 3:50 PM


Dave Levanger, Chairman