

Planning Commission Minutes December 27, 2016

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Jay Moore
Matt Hutcherson
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne

ABSENT

Bobby Wilson

City Employees Present: Melissa McCarville-
City Business Manager; Steve Tennant, City
Attorney; Chris Brackett, City Engineer

2. **Approval of Minutes:** November 28, 2016 minutes were approved as written.

3. **Comments from Citizens:** No comments.

4. **Public Hearing – Variance Request – Twin Falls Street Improvements, Curb & Guttering**

Keith Marris discussed his proposed Subdivision addition and request for variance. He explained that curb and guttering in front of five new residential lots on Jim Brooks Road would cost \$88,000, “a staggering amount of money” thus the request for variance. The lots would have a ditch and driveways would have drainage tile beneath the surface. He said the City did not curb and gutter when they improved Jim Brooks Road 8 years ago. Melissa McCarville said the City’s work had been mostly for water drainage purposes. Prior to that when road was first installed, it was in the County and the City’s Growth Area.

Mr. Marris proposed curbing and guttering only the entry (up to Lot 28) at a cost of \$28,000. The first home nearest the entry would have curb and gutter but the other lots would have grass-covered ditches with drain tile under the driveways. Mr. Marris said all lots would have sidewalks that would be put in when house was built. He also agreed to donate two small pieces of land to the city, one which the City is already using for a Welcome to Farmington sign. The other is a small, unusable triangle at the corner of Highway 62 and Jim Brooks Road.

In his appeal, he also mentioned the need for new housing in Farmington; he said there are almost no new homes being built at this time.

Melissa McCarville reminded everyone that cost cannot be a factor when considering the variance. City Attorney Steve Tennant said Planning Commissioners have to ask themselves the question “How important is it to us to be consistent with our rules?”

Gerry Harris asked about what might happen if only one side of Jim Brooks were curbed and guttered and then when a business was built on the highway lots to the west, would they have to curb and gutter. She further underscored the importance of being consistent regarding city rules and regulations, treating everyone the same.

Toni Bahn moved to approve the variance request with curb and guttering being required only on both sides of Lot 28, the first lot by entry onto Jim Brooks. Jay Moore seconded. The motion passed 3-2 with Gerry Harris and Judy Horne voting "No."

5A. New Business – Preliminary/Final Plat—Twin Falls Addition Phase III

City Engineer Chris Brackett had only two comments:

- (1) Proof of Payment to Washington Water Authority for the water meters must be submitted to the City prior to the City signing the Final Plat
- (2) Provide one (1) original and six (6) copies of the recorded plat to the City.

Chairman Mann called for question and Preliminary/Final Plat was approved by unanimous vote.

6. Master Street Plan Discussion – Tabled until next meeting.

7. Adjournment: Having no further business, Gerry Harris moved to adjourn, seconded by Matt Hutcherson and motion passed unanimously.



Judy Horne - Secretary



Robert Mann - Chair