

Randolph Planning and Zoning Committee
RANDOLPH TOWN BOARD MEETING
TOWN OFFICE

Recorded Office Computer

July 11, 2018

7:00 pm

BOARD MEMBERS PRESENT: Lana Peart, Clerk
Melanie Limb
Larry Kennedy
Sim Bell

ABSENT: Brian Weyers, Mayor Weston

P&Z MEMBERS PRESENT: Don Dalke
Tammy Hoffman
Scott Ferguson
Jayson Limb

ABSENT: Scott Smith

GUESTS: Merrill Muir

We started our Planning and Zoning meeting with the minutes from our last meeting, May 2, 2018; coming to order at 7:00 pm. The minutes were read by Lana, moved to be approved by Tammy with Don seconding.

Sim gave us an update on the status of the Town/County concession stand. He was informed by the Fairboard Chairman, Tyler Pugmire, that there were no bids on the project. At this point, it is very uncertain that it will be completed this year.

Merrill Muir was asked to present his topic to the P&Z committee. He is planning on subdividing his property that was recently annexed into the town limits. He would like to add 10 homes on 1 acre lots. He presented the P&Z board and the Town Board with maps to show his intentions. He realized that the lots would be just short of 1 acre, the required building lot size in the current zoning law. There would be plenty of room to provide the 150 feet of frontage for each house. He would like to deed the area for a road over to the town and have Randolph maintain it. We would need to know the size of the existing town road right of ways and exact location where he wanted the road. He is working with a Mr. Sherbel for his surveyor.

We discussed where utilities would be buried: water, electricity, fiber optics, and gas lines on the road right of way. Merrill would also like to put tailings on the road to keep dust down.

He has been in touch with the State concerning an access turnoff and has requested an application from them. He asked if the town would assist in applying for the access road, if they were taking over ownership of the road into his property. He will let us know as soon as he gets the application, so that we can begin to gather necessary information and apply for the turn off. The person he has been speaking to at the UDOT office is Jay Genereaux.

He asked if there were any ordinances in the town concerning tree planting. He would like to get some of them started. He also informed us that he has planted grass along with this year's hay crop so that the lot would be covered with grass when construction began. Even the electricity would be provided underground, with small transformer boxes service every few homes. He would also like to have a couple of street lights and at least 2 fire hydrants.

He has been in contact with Bear River Health department concerning the septic system that the homes would need. They are coming to the site for a visit this month.

The planning committee expressed their gratitude to Mr. Muir for all his work. They are excited about the project and the new homes it will bring to our town. They would, however, have to deny his request to build the homes with out the required 1 acre per lot. They encouraged him to go to the town board and ask for a variance, since the amount the homes would be off was so slight. Don made the motion to deny and Jayson seconded. The motion was unanimous and the P&Z meeting was brought to a close at 8:00 pm. Motion to dismiss made by Jayson with Tammy seconding, approved unanimously.

Larry Kennedy then called the town board meeting to order. Scott Ferguson, our maintenance supervisor, asked the board about purchasing new propane regulators on the park grills. He was given permission to replace them. He also asked about the new zero-turn lawn mower that had been previously approved for purchase. He was asked to get some bids from various suppliers.

The minutes from last month's meeting were read and moved to be approved by Melanie, Sim seconding, approved unanimously.

We discussed briefly the costs of putting in the road to Merrill's houses and the water line. The board agreed that it may be necessary for him to help with the road construction, and we may need to raise the price of a new water hook up to help with the additional expenses of installing the water line.

Lana will have the Mayor get in touch with JUB engineering to start the process of water line installation.

Melanie had been in touch with Chris Adams about the 4-H horse club donation. She said Chris agreed that they would be glad to accept in-kind donations instead of a check made out to USU.

We talked a little bit about trading work with the county and hope that this can continue when we build the new road. We are now metering water usage at the arena so we will have additional information to use with our negotiations.

The bills were then read. Melanie made a motion to accept the bills and pay them and Sim seconded, approved unanimously.

Motion was made by Melanie to adjourn at 9:15 pm, seconded by Sim, approved unanimously.

Mayor _____ Clerk _____
Date of Approval _____