

Public Hearing
Planning and Zoning Commission
RANDOLPH TOWN BOARD MEETING
Rich County Courtroom
Recorded Olympus Recorder A-9
October 3, 2018
7:00 pm

PLANNING COMMISSION PRESENT: Glenn Smith
Scott Ferguson
Tammy Hoffman
Jayson Limb

ABSENT: Don Dalke

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

ABSENT: Brian Weyers

GUESTS: Merrill Muir, George Peart, Frank and Beth Sano, Dr. Sam Nielsen, Kayleen Argyle,

Mayor Weston called the Town Board Meeting to order at 7:00 pm. As our first order of business, Sam Nielsen was given the floor. He was asking for a business license to open a satellite workplace for his Bear River Veterinary Clinic. It would be located in the Randolph Country Store building. He would begin with stocking veterinary supplies, then move on to exam rooms for small animals, and hopefully, become a full-service veterinary clinic with facilities for large and small animals. He hopes to employ two people full time. He would also be willing to provide intern positions for local students who are interested in veterinary medicine or tech work. Melanie made the motion that we accept his application and set the fee at \$50. Dr. Nielsen paid the fee and will receive his license in the mail.

We then closed our town board meeting at 7:15 pm and opened our public hearing. The Planning and Zoning committee then took charge of the meeting and asked Beth and Frank Sano to present their reason for being there.

They would like to build a shed in their backyard. They presented pictures, dimensions, 12x 32, and the set-backs for the project, 14' on the side and 11' on the rear. The building was well within the set back requirements and the motion was made by Tammy to accept their proposal, seconded by Jayson, approved unanimously.

The P&Z committee then moved on to their public hearing to discuss a zone change for the Crawford View subdivision and all recently annexed areas. This zone change was requested by the Town Board who thought it was a better way to go, moving forward, than a variance requested a few weeks ago. Current zoning requires one acre for new building lots. Our development code has plans for a RA Mixed Zone that requires only ¼ acre for a building lot.

Merrill Muir explained to the group that his subdivision lots were just under one acre, but that not everyone wanted that large of a lot. He thought there was a need for smaller lots to be sold to prospective home builders.

George Peart was there and voiced his opinion that ¼ acre lots may be too small to provide adequate drain systems for septic tanks. Because that is the only sewage treatment available in our town at the time, we should consider making the minimum lot size a little larger than that, especially if the lots were going to be in a congested area, like a subdivision.

Glenn led the discussion on how big was necessary, and everyone agreed it depended on the soil and percolation tests. The committee then discussed how best to make a little larger lot size work with our development code and came to the agreement that we needed to amend the code before we approved the zoning change for the subdivision and all of the newly annexed area.

Glenn felt that we should just take the ¼ lots out of the equation. There were plenty of smaller lots in the existing city limits that are still buildable lots, but that going forward, especially with subdivisions, we needed large areas and it was best just to remove the ¼ option.

The board agreed and decided to table the issue and hold another public hearing, as soon as possible, so that Mr. Muir can proceed. In the next hearing, we will discuss changing the code to read RA Mixed zone will be ½ acre minimum lots with one dwelling per lot.

Lana will handle the advertising and we will plan for October 17 at 7:00 pm.

We also discussed creating a right of way at the East end of the Crawford View subdivision so that a possible second access road could be built in the event of additional development in the area. Mr. Muir was very agreeable to giving that right of way, ½ on the property he has recently annexed and ½ on the East end of that property to provide room for a road. That agreement will become part of the final development plot.

We also agree that we could use 50 feet of width for our internal access road into his subdivision instead of the 60 we had planned before. This should give plenty of room for utility access and not leave excess right of way to become a collecting point for trash.

Mr. Muir is eager to get started, but wants to do things the right way and we appreciate his willingness in this area.

We then adjourned the P&Z meeting and Public Hearing at 8:30 pm.

The town board then reconvened their Town Board Meeting.

The minutes were briefly discussed and everyone there had read them previously. They were moved to be approved by Melanie with Sim seconding.

Lana read the bills and they were moved to be approved by Larry with Sim seconding.

Melanie reported that she had talked to the Peart sisters and they are planning on Sub for Santa and will soon be in to get our information on the project.

The Mayor reported that there had been a fire hydrant leaking and the probable cause was people, once again, taking water from the system without permission.

Larry expressed his opinion that we should not sell water to anyone for any reason. Melanie was of the opinion that if we sold individuals water, they could use it for any purpose as long as they paid for it. Sim was of a more moderate opinion, but believed it should be used only for an activity that provided a public service for the town. Lana had written a water sale ordinance as a starting point. The board looked it over and made suggestions and changes. She will prepare another one to present to the board before the next meeting when changes can be made again, and hopefully, an agreement reached to be passed at that time. It would be a blanket ordinance, and all individuals or organizations taking water would have to sign a MOA in advance, including Rich County.

The Mayor told us of a new engineering group, Jones and DeMille, that he had met with this week. Tyler Stuart is a member of this group. They would like to help us with the Muir project as well as a subdivision ordinance that needs to be put into place moving forward. The board agreed that they could look at our situation and offer their services at this time. He also informed the board of some possible funding for the water project we are going to put in with USDA and rural development. We will be working with the engineers to make application for that.

Lana is still working on the Short-term rental agreement. It appears that we need to change it so that the town is the licensing agency.

A representative from Jones and DeMille has agreed to attend our regularly scheduled meeting on November 14 to talk to us about the new subdivision ordinance. Sim made the motion to dismiss at 9:45 with Melanie seconding, approved unanimously.

Mayor _____ Clerk _____
Date of Approval _____