

Zoning Board Meeting  
Newcomb Community Center

September 22, 2022 at 9am

MINUTES

1. **Call to Order:** Chairperson Jesse James Garetson called the meeting to order at 9am. Zoning Board members Rodger Lull, Gayla Gibb, and Ed Herman were present.

**NEW BUSINESS:**

- Discuss and vote to approve minutes from 6-20-2022 Zoning Board Meeting

**Motion to approve the minutes made by Zoning Board member Gayla Gibb. Seconded by Zoning Board member Rodger Lull. Motion carried 4-0.**

- Discuss and vote on a recommendation for the Board of Trustees regarding a Zoning change request for 202 Armstrong Street

Zoning Board member Gayla Gibb recused herself for this portion of the meeting. She took a seat in the audience.

Tom Gibb presented his zoning change request. He provided printed documents pertaining to his request. When Mr. Gibb purchased these lots, he attempted to gain access via Armstrong. This did not come to fruition. The lots are currently accessed via 2<sup>nd</sup> Street.

Zoning Board Chairperson Jesse Garetson stated that Armstrong Creek cuts off some of this property. There are two utility poles in Sage Lane that prevent access via Sage Lane.

Zoning Board member Rodger Lull stated that he wondered why there is residential zoning on that side of the street to the town border because very little of it is suitable for residential construction. Multi-zoning [business zoning] fits. It could have some purpose as commercial but it is not residential. He would vote that this become commercial. These particular lots are complicated by Armstrong Gulch. They need to be added into the adjoining zoning so some use can be made out of it that is practical. Zoning Board member Ed Herman agrees.

Zoning Board Chairperson stated that he has thoroughly reviewed section 20 of the Zoning Code. He does not see how this would be spot zoning, or how it would create additional smoke or traffic. Based on public comment, Zoning Board Chairperson suggested that perhaps the Zoning Board can act on this request and also recommend to the Board of Trustees to rezone the entire area above Main Street

**Motion to recommend approval of the Gibb request for rezoning to the Board of Trustees and to recommend that the Board of Trustees consider rezoning all lots northwest of Main Street to business made by Zoning Board member Rodger Lull. Seconded by Zoning Board member Ed Herman. Motion carried 4-0.**

4. Accessory uses as listed in Section 10 of this Code

**B. Business, Business:**

1. Any use permitted in the Resident district
  2. Accessory buildings and uses
  3. Amusement or recreation
  4. Automobile gas stations or garages
  5. Automobile parking lots
  6. Clubs or lodges
  7. Dining or drinking places
  8. Hotels or motels
  9. Laundromats
  10. Offices or clinics
  11. Retail stores or shops
  12. Schools and churches, including seasonal church schools.
  13. Storage units
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The below is an analysis of the quantity of bedrooms that will fit within the hatched area of the drawings.

The quantities of bedrooms were estimated based upon a Soil Type 0 classification. The soil identification would have to be verified, by the engineer, by completing a soils profile hole investigation, before any final designs could be completed.

- 1.) Can get a pressurized system over a 3' sand bed filter, using infiltrators for up to a 4 bedroom house. The soil treatment area size for the 4 bedroom residence using infiltrators would be 12' wide by 50' long
  
- 2.) Can get a pressurized system over a 1' sand bed filter, using Eljen A42 sand filter modules for up to a 7 bedroom residence. The soil treatment area for a 7 bedroom residence would be 12' wide by 50' long

Please feel free to contact me with any questions

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Armstrong  
Canyon



