

☞ Minutes ☞
Albany County Planning and Zoning Commission
February 1, 2006
Albany County Commissioners Room

A Special meeting of the Albany County Planning and Zoning Commission was held on February 1, 2006, at 5:15 p.m. in the Commissioners Room of the Albany County Courthouse.

I. CALL TO ORDER/ROLL CALL

- Members present: Daryl Jensen, Carroll Hurd, Terry Roark and Cheri Frank
- Staff present: Doug Bryant, Roger Martin, Derek Teini and Susan Adler
- Albany County Attorney Liaison: Richard Bohling
- Board of County Commissioner's Liaison: Pat Gabriel
- Public Present: Barney Horrell, Brett Moniz (Moniz Subdivision) and Nyla Bailey (Landowner)
- Absent members: Jim Rogers

II. ADDITIONS OR SUBTRACTIONS TO/FROM AGENDA

- None

III. DISCLOSURES

- None.

IV. PUBLIC HEARINGS

Moniz Subdivision – Presented was a preliminary and final plat for Antler Ridge Subdivision located on Roger Canyon Road. The applicant, Brett Moniz, wants to subdivide a 49.10 acre parcel into two (2) 25.55 acre parcels for residential zone use. The land to the north, east and west is zoned residential, with agricultural zoned land to the south and exempt land to the southeast. The applicant has built a road which accesses both parcels and has signed a road maintenance agreement. Albany County Road and Bridge has inspected the road finding it meets the county road standards. Each parcel will have individual septic and wells installed on them. The Albany County Fire Warden has inspected the cistern and found it meets county fire protection standards. Commissioner Frank asked if this subdivision was within an already platted subdivision. Mr. Teini advised that it was platted land, but because the lots were over 35 acres, it was not considered a platted subdivision. It was recorded in the Albany County Clerk's Land Records as a record of survey.

Barney Horrell, WWC Engineering, was present representing the applicant. He explained this was the same application presented at the Planning and Zoning Commission meeting on January 5, 2006 with the preliminary plat included. This split is in accordance with the covenants for the property.

Nyla Bailey, 526 Roger Canyon Road, spoke of her concerns about drainage for the proposed subdivision. She asked if this had been addressed. She explained her husband had dug a drainage ditch on their property to protect their home from runoff. Mr. Horrell said they had looked at drainage and did not feel it was an issue.

Dr. Roark made a motion to recommend approval of the preliminary and final plat. Mr. Hurd seconded the motion. Motion carried on voice vote.

V. CURRENT PLANNING PROJECTS

VI. OTHER ITEMS/ANNOUNCEMENTS

VII. ADJOURNMENT

- Chairman Jensen adjourned the meeting at 5:59 p.m.
- Minutes taken by Susan Adler, Office Manager/Administrative Assistant