

Planning & Zoning
May 10 2023
FINAL Minuets

Commission

Cameron Spendlove
Sean Amodt
Bronwyn Wallace
Kent Peterson
Wyatt Lee

Attendance

Krystal Percival – Clerk
Jeff Lee, Luke Godfrey, Rob Bills
Joe Martinez, JoAnn Allen, Dennis Allen
Loren Campbell, Reed Zermer, RBobbe

REGULAR MEETING: 6:07pm

A. CALL TO ORDER: Cameron Spendlove

B. DECLARATION OF CONFLICTS OF INTEREST -none

C. REVIEW AND APPROVAL OF MINUTES

1. Approval of Minutes from April 12, 2023 Meeting

Sean made changes to the minutes; Sean Amodt made a motion to approve / Bronwyn seconded all AYE

D. COMMISSIONER COMMENTS

Cameron Spendlove made a motion to put comments to the end of the meeting / Sean Amodt seconded / all AYE / NO NAE

Sean Amodt stated that we start working on the definitions and he feels it's being kept off.

Bronwyn Wallace stated that we need to start planning ahead. We need to step up and start being the planning and zoning we should be.

Wyatt Lee stated he feels that we are constantly putting out fires.

E. OPEN FORUM

Limit 2 minutes per speaker, may talk about anything NOT on the agenda.

Loren Campbell wants the commission to start planning about the bridge and look into that.

Rob Bills stated that the bridge access is the issue. Rob Bills stated he spoke with the fire Marshall, and they have informed him that it's up to the town.

PUBLIC HEARING:

Motion to close the public meeting and open the public hearing.

Sean Amodt made a motion to close the public meeting and open the public hearing / Kent Peterson seconded / All AYE / No NAE

A. ITEMS FOR COMMENT

1. An ordinance amending and restating sections 1 thru 18 of chapter 16 (conditions and conditional uses) of the virgin uniform land use ordinances ("vulu") to better establish the process, procedures and criteria for the issuance and appeals of conditional use permits ("cups") within the town and to add the term "adversely affected party" and "joint utility board" to section 2.12 (definitions) of vulu.

No Public Comment

2. Proposed Subdivision (preliminary plat): Quail Mesa Subdivision from Jeff Lee located V-2-1-26-4421 (South of Rio De Sion)

Loren Campbell stated that the documents that were turned in made things very clear. One of the suggested suggestions is to change the plot plan and move the homes away from the edge. The septic showed the leach lines have been moved back and an alternative solution is the leach lines can be in the wash. The open area, we don't want trailers along the hill side. The access road has been resolved and the occurrence limits, I hope the commission comes up with something that protects the homeowners and the STR residents.

PUBLIC MEETING:

Motion to close the public hearing and open the public meeting.

Bronwyn Wallace made a motion to close the public hearing and open the public meeting / Sean Amodt seconded / All AYE / No NAE

A. MOTION AND VOTE FOR ITEMS 1 - 3

1. An ordinance amending and restating sections 1 thru 18 of chapter 16 (conditions and conditional uses) of the virgin uniform land use ordinances ("vulu") to better establish the process, procedures and criteria for the issuance and appeals of conditional use permits ("cups") within the town and to add the term "adversely affected party" and "joint utility board" to section 2.12 (definitions) of vulu.

Sean Amodt stated that he disliked the new changes. Wyatt Lee stated that it feels like there is an attempt to make planning and zoning nonfunctional.

Bronwyn Wallace stated that she wishes they would have passed what they had originally. She feels we need to do a better job so that the council has confidence in us. Cameron Spendlove stated that he has been on Planning and Zoning for a while now and he has only done one CUP. He feels that some of the changes will make a process very long for a developer. He stated that he opposes the changes.

Cameron Spendlove made a motion to recommend denial of the changed amendments from Paul Luwe and keep the original document / Sean Amodt seconded.

Roll call vote:

Sean Amodt – AYE

Kent Peterson – AYE

Cameron Spendlove – AYE

Wyatt Lee – AYE

Bronwyn Wallace – AYE

2. Proposed Subdivision (preliminary plat): Quail Mesa Subdivision from Jeff Lee located V-2-1-26-4421 (South of Rio De Sion)

Commission had a discussion on the submitted plan and documents with Jeff Lee.

Kent Peterson made a motion to recommend approval of quail mesa preliminary plat / Wyatt lee seconded.

Roll call vote:

Sean Amodt – AYE

Kent Peterson – AYE

Cameron Spendlove – AYE

Wyatt Lee – AYE

Bronwyn Wallace – AYE

3. Discussion and recommendation to approve or deny Lot Line adjustment lot 66/65 Rio De Sion V-RIOD-3-66 & V-RIOD-3-65

Sean Amodt made a motion for approval for lot line adjustment on lot 66 and 65 in Rio De Sion / Kent Peterson seconded.

Roll call vote:

Sean Amodt – AYE

Kent Peterson – AYE

Cameron Spendlove – AYE

Wyatt Lee – AYE

Bronwyn Wallace – AYE

ADJOURN MEETING

Motion to adjourn public meeting.

Sean Amodt Made a motion to adjourn / Wyatt Lee seconded / All AYE / No NAE


Krystal Percival Clerk/Recorder

June 14 2023
Approved Date