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PLANNING AND ZONING MEETING MINUTES

Opened meeting at 6:15pm, Mar 25th, 2024

- **Commission Attendees:** Danita Hinton, Lynn Hamilton, Clay Crozier
- **Guest Attendees:** Cody Ivie

Agenda Items:

1. Prayer by Danita Hinton
2. 3.25.2024 Meeting minutes accepted by unanimous vote. Lynn motioned, Danita seconded, vote unanimous.
3. Discussed land use/zoning phone calls being sent to PZ commissioners to answer. Lynn recommended the city council pay Danita for her time answering phone calls. Cody will discuss with city council and how compensation will be given.
4. ADU Draft Ordinance Review: Clay Crozier
 - a. Addressed required lot size (12,000 sqft) and size of ADU needs to be 66% size of primary dwelling.
 - b. Addressed off-street parking, will reference existing code.
 - c. Addressed what constitutes a detached ADU, does include campers, storage containers, tuff sheds.
 - d. Discussed the primary dwelling definition, will not limit to registered owner to occupy.
 - e. Addressed ADU's will not be
 - f. Discussed that a different type of building permit should be created to process ADU's and address impact fees and ongoing utility rates.
 - g. Clay will edit and email the draft ordinance to Myra to send out to city council.
5. Duchesne Airport Overlay Zone
 - a. Commission reviewed and discussed different overlay zones.
 - b. Danita asked what the city's responsibility is to inform/notify/hold accountable future developers of land in the overlay zones. Clay will invite Mike to city council to answer questions
 - c. Clay will send the plan and ordinance to the Recorder to email out to city council to review.
 - d. Lynn recommends Clay ask Mike how the county developed this ordinance. Was it through an engineer, etc?
6. Open Session: Danita suggested the commission decide what ordinance to address next. Short term rentals was agreed upon..
7. Adjournment at 7:50pm by unanimous vote.

Action Items:

1. Clay will edit the draft ADU ordinance for review and present for city council discussion.
2. Clay will email a copy of the airport overlay zone ordinance to city council for review.
3. Clay will invite Mike Hyde to city council to answer questions regarding the airport overlay zone ordinance.

Motions:

1. Motion made by Lynn to accept the minutes, seconded by Danita, vote unanimous.
2. Motion made by Danita at 7:50 pm to adjourn, seconded by Lynn, vote unanimous.