



Planning Commission Meeting

Minutes

Tuesday, March 5, 2024 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen
(Excused), Commissioner Mary Cokenour, Commissioner Jeremy
Hoggard, City Manager Kaeden Kulow, Assistant City Manager Megan
Gallegos (Excused), City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:30 p.m.
There were no visitors present.

2. Minutes Review/Approval (action)

Minutes:

MOTION was made by Commissioner Cokenour to approve the minutes of Feb. 6, 2024. The
motion was seconded by Commissioner Hoggard and passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

There was no public comment.

4. Electronic Charging Stations Regulations (discussion/action)

Minutes:

The Commission reviewed the draft of electronic charging station regulation processes. The items
marked in red come directly from Utah State code. The legality of removing vehicles from a
charging station that is not in the process of actively charging was discussed in great detail. It was
determined that a level 2 hookup for a residence would be addressed with the building permit of
said residence. Safety issues were discussed extensively.

5. Tiny Home Park Discussion (discussion)

Minutes:

The Commission reviewed the draft for Title 10 Chapter 17: Tiny Home Park. This portion of code
will be added as an addition to the current Title 10 code. It was determined that tiny homes would
be appropriate for the R-2 and C-1 Zones. Setbacks were discussed in great detail. Commissioner
Hoggard was given the task of working on this code to bring back to the Commission at the next

meeting.

6. General Plan Discussion (discussion)

Minutes:

Commissioner Bennett informed the Commission and staff that the general plan was written for the dual purpose of development and business recruitment. She stated that municipal general plans should be updated on a regular basis and the State of Utah dictates specific things that should be included in that plan. The question of the extent of housing and economic growth in the general plan was presented. The Commission would like to have a work meeting with the City Council to discuss their top priorities for the Planning Commission to focus on. Ideas on how to get the community involved with the revision was discussed.

7. Administrative Communications

Minutes:

Consider changing date of April Planning Commission Meeting April 2nd rescheduled for April 16, 2024 April 23 work meeting with the City Council

8. Next Meeting Agenda

Minutes:

Tiny Home Park Discussion - Attorney update on EV Station Regulations - Public Hearing if possible - Review letters of interest for Planning Commission

9. Adjournment (action)

Minutes:

MOTION was made by Commissioner Cokenour to adjourn the meeting and seconded by Commissioner Hoggard. The motion passed unanimously. Commissioner Bennett closed the meeting at 9:00 pm.

Vote results:

Ayes: 3 / Nays: 0

Audio File

[https://soundcloud.com/user-250815044/2024-03-05-planning-commission?](https://soundcloud.com/user-250815044/2024-03-05-planning-commission?si=4dd81b4cfcea4bdf9794940835cfa00f&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

[si=4dd81b4cfcea4bdf9794940835cfa00f&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2024-03-05-planning-commission?si=4dd81b4cfcea4bdf9794940835cfa00f&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

Notice of Special Accommodations

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the Americans with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5