

Town Council and Planning and Zoning Joint Meeting
March 27, 2024
Final Minutes

Council

Jean Krause- Mayor
Mistie Baird
April McKeon
Marci Holm

Commission

Valerie Wenz
Kent Peterson
Darlene Pope
Larry McRae
Bronwyn Wallace

Attendance

Krystal Percival-Clerk
Cheri McRae
Chuck Matsler

Online

Charlotte Downard
Monica Bowcutt
Lee, Chris, Jim
Chris Schofield
Niles Ritter

REGULAR MEETING: 5:39PM

Jean Krause Call to order

Jean Krause talked about how the Town Clerk, The Chair and Town Council can put things on the planning and zoning agenda. We are going to make things consistent when we do our rules for both meetings when we decide how we want to do them. Jean also passed out and explained a cover sheet to the planning and zoning commission and how they need to fill it out. She also talked about how the Town Council, when they send an ordinance to Planning and Zoning, will also fill out the form. Mistie Baird stated she would like to see the vote count on the form. Marci Holm stated that Microsoft forms would be great to use instead of all the paper and it would provide a tracking mechanism.

1. Setting joint goals

Jean Krause stated the emergency meeting that we had with the square footage is priority number one. We are running out of time, and it needs to be on the agenda and worked on. It should not take long, and Planning and Zoning needs to come up with square footage.

Number two would be limiting the house size to one acre per house. I gave April McKeon some work to do and look into this some more.

Ordinance for lighting (needs to be downlight lighting), no string lights.

Ordinance for a Zoning Administrator duties

Ordinance for noise, music being played outside bands and DJs outside and such.

Getting rid of chapter 30. (No more charts)

We need to create affordable work force housing, ordinary working people zone.

Slum lord in town? (Not sure if we can do anything about that or not or what can we do)

Penalties for running a business in a residential neighborhood would be for people who have a business somewhere else and bring all their equipment home.

Would it be possible to use eminent domain in Zion Edge?

We need to go back and look at the ordinance of the STR overlay from Zion Edge because the claim that the 40 acres are all short-term rentals because of the parcel number.

We were requested that anything built in the flood plain we would require them to have a flood plain permit.

Review a flood Paine manager for our code.

Request that a 10-foot wall be put in down by Zion White Bison on top of a 4-foot berm, (This will be a request coming to Planning and zoning)

A seconded ingress or egress down by Rio De Sion, put that in our code after so many homes we require a seconded ingress or egress.

Close Pocketville Road. With an emergency gate. Maybe a cul-de-sac with an emergency gate, so we can still use the road.

Adopt the Master Transportation plan. We are supposed to have an attached map.

The Billboard ordinance does not comply with state code. We need to comply with the state code. So, we need to work on this ordinance once again.

Jean Krause stated that she has received several complaints about the planning commission meetings not being organized. She has asked Heath Snow to come to your meetings.

Bronwyn stated that she has received several positive comments about P&Z meetings overall. She stated P&Z priorities as follows:

1. The General plan.
2. Transient Lodging (ALL) - development, zoning, regulation, permitting, enforcement.
3. Addressing discrepancies in ordinances throughout VULU and overall quality of ordinances.
4. Balanced development - Broadly, in planning, and in CUP requirements.
5. Parks and access for the community.
5. Protecting natural resources (water, ridge lines, etc...)

Darlene Pope stated that the general plan is priority.

Math errors such as the 12 units per acre, in our code.

Clear communication between Town Council and Planning and Zoning

VULU protects our dark skies.

I have heard positive comments from townspeople.

I would like to protect our watersheds and our residential communities.

Foster commercial, and HRZ zone.

Revisit the conditional use chapter. When Planning and Zoning finally gets it, we don't have much say. The DRC has more say over us. By the time the Planning Commission gets it it's already a done deal. I don't like that set up.

Kent Peterson stated that dark sky is his priority, and he has been working on that he has been in touch with dark sky Utah. Safety and lighting are controversial with Desert Gardens. I feel that streetlights are important. Mistie Baird asked if he would talk to the fire department because she had a fire near her house, and they couldn't find the fire hydrant because of no streetlights.

HRZ zone location, there are places in town that have eligibility and it becomes a confusion. We did change some on Kolob Terrace Road. We need to decide if we are going to have eligibility or not.

Valerie Wenz stated that the noise and construction hours need to be looked at.

A gun ordinance needs to be looked at.

Excavation permit? I feel like the town has lost out on millions of dollars for people just digging without a permit.

I would love to see a lower profile business around residential homes.

April McKeon said that I tried to put the most important things first.

The first three months would definitely be the size of the home, sign ordinance and the billboard ordinance.

Rules and procedure for Planning and Zoning meetings.

Six months adopt the master transportation plan, Review chapters 42, (it has resort zone in it) Chapter 60 needs to be looked at. Chapter 8 needs to be looked at maybe height exceptions and such. Work on lodging is open to suggestions.

Nine months review chapter 22, Review "bonus allowances" or just remove it completely.

Work with/on the master plan overlay district.

Review our ordinances all year with all the discrepancies and such.

Shirlene Halls Zone Change after 6 months.

Jean Krause stated that towns were given until the end of the year to work on a subdivision ordinance, we must have it done by September 31, 2024. We were given a template to work with.

Mistie Baird stated that some of us need to get together for the commercial zone. Such as commercial cottage zone. Another thing is on the street parking, we have big enough lots. We need to have an FAA ordinance. Beautification and our roads and sidewalks. Also, along the highway. Access to our easements.

Larry McRae stated that he had nothing further to add.

Marci Holm stated that we need a plan for water, should we not join the pooling agreement, how are we going to manage remaining connections. A backflow cross connection administration program and implementation What are we doing with our construction meters? Is there an internal control policy? No one has talked about Parks; the public has asked about Falls Park. We need to look at the lease agreement with BLM, what about the POST plan? The complaint policy and procedure, and the responsibilities and roles. (Jean said that's administrative) Marci stated that she was going to stop there.

Kent Peterson stated that the police officers (Sheriff's Department) are not here that much.

Jean Krause stated that we are going to get a lot of complaints when we have a code compliance officer stating that the code compliance officer is not doing what they want him to do. All we are doing is separating the Code Compliance Officer from the Zoning Administrator.

Marci Holm stated that the complaint procedure and policy she was referring to is in VULU under enforcement in 2.22 the ordinance needs to be revisited. Its put's a lot of responsibility on the clerk and I don't think that is fair to the clerk.

2. Prioritizing goals

They will all prioritize and fit into a 3-, 6-, and 9-month list.

ADJOURN MEETING 7:54pm

Motion to adjourn public meeting

Bronwyn Wallace made a motion to adjourn the meeting / Valerie Wenz seconded / All AYE / No NAE


Krystal Percival Clerk/Recorder

May 8, 2024

Approved Date by Planning and Zoning


Krystal Percival Clerk/Recorder

May 21, 2024

Approved Date by Town Council