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PLANNING AND ZONING MEETING MINUTES

Opened meeting at 6:12 pm, May 13, 2024

- **Commission Attendees:** Valorie McLean, Lynn Hamilton, Clay Crozier, Deborah Herron
- **Guest Attendees:** Bake & Bunny (Lanny & Cheryl) Young, Julia Misiego, Eileen Potter, Deron & Julie Wilkerson, Todd Wilkerson, Kelly Kielbasa, Jared Robbins, Colby & Cailee Grant, Jenny Adams, Alicia Tegan, Clint Peatross

Agenda Items:

1. Prayer by Clay Crozier, Pledge of Allegiance
2. 4.22.2024 Meeting minutes accepted by unanimous vote.
3. Lot Reorganization: Alicia Tegan/Travis Mecham
 - a. Alicia explained the history regarding the parcels in question. Alicia requested that P&Z allow her to split the lot into 3 sections and attach each section to the parcels on the south respectively. She said she believes the land between the parcels is not owned by anyone and should revert to her family. Todd Wilkerson explained that any land in the river bottom not claimed by a certain year automatically reverted back to Tribal land and therefore was not allowed to be claimed by the Mecham family. Alicia was not aware that this was the case. Deb Herron said that if parcel #00-0035-2872 were divided into 3 sections as requested, the two western most sections (A & B) would not be accessible except by crossing other people's land. Lynn Hamilton suggested creating a right-of-way across the parcels (B & C) to allow access from S Boundary Street to the two landlocked parcels. The Commission voted to recommend the lot split to the City Council on the condition that Alicia grant a right-of-way across the newly created parcels adjacent to the river so all three parcels can be accessed from S Boundary Street. Clay stated publicly that the Planning and Zoning Commission is not endorsing the use of Tribal land to access the parcels at any time.
4. Duchesne City Plat Amendment: Clint Peatross
 - a. Clint Peatross and Kelly Kielbasa presented a concept plat map for reorganizing the lots above D Hill to fit the contour of the land better than the existing grid. Kelly explained that this has been in the works for many years but the need to get this done now has become more urgent as the lots are beginning to sell and be developed. The new plat map takes existing city blocks and lots and creates 3 main streets. Kelly believes it is in the city's best interest to reorganize the existing lots because there would be less square footage of road to install and maintain. Clint stated that all but 2 of the landowners have been contacted and agree with the reorganization. Todd and Deron Wilkerson explained the best way to record the new lots was to have 10 deeds for the 10 landowners to sign. Kelly also explained that this lot reorganization is conditional upon the City being obligated to install water and sewer utilities as they would if the reorganization weren't happening. The Commission voted to recommend the concept map for consideration to the City Council.
5. Public Hearing opened at 6:30 pm.
 - a. PZ Duties
 - There were no public comments
 - The Commission voted to approve the ordinance as presented.
 - b. ADU's

- o Kelly Kielbasa asked for a summary of the ordinance. Clay briefly explained that the ordinance would basically adopt the State's standards for ADUs and that the State recently passed a bill regarding what cities and towns can limit for ADUs. There were no public comments.
 - o The Commission voted to approve the ordinance as presented.
- c. Closed Public Hearing at 6:35 pm.
- 6. Survey questions for tiny homes and short-term rentals tabled until the next meeting when Danita can be present.
- 7. Open Session:
 - a. No one came forward to address the Commission.
- 8. Adjournment at 7:01 pm by unanimous vote.

Action Items:

1. Deb Herron will present on behalf of Clay Crozier at City Council on 14 May.

Motions:

1. Motion made by Lynn Hamilton to accept the minutes, seconded by Deb Herron, vote: unanimous.
2. Motion made by Lynn Hamilton to approve the lot split as presented conditional upon Alicia granting a Right-of-Way access across the lots, seconded by Deb Herron, vote: unanimous.
3. Motion made by Deb Herron to accept the PZ Duties ordinance as printed, seconded by Lynn Hamilton, vote: unanimous.
4. Motion made by Deb Herron to accept the ADU's ordinance as printed, seconded by Lynn Hamilton, vote: unanimous.
5. Motion made by Deb Herron to recommend the concept plat map to the City Council, seconded by Valorie McLean, vote: unanimous
6. Motion made by Valorie at 7:01 pm to adjourn, seconded by Lynn, vote: unanimous.