

Planning Commission Minutes
May 15, 2024
2:00 P.M.

Those present were Garfield County Planning Commission Members Chairman Elaine Baldwin, Vice Chairman Judy Drain, Allen Henrie, Tony Dinges, Simone Griffen, Garfield County Planner Kaden Figgins, Planning Commission Secretary Anne Excell, Elise Erler (SITLA), Ray Golden (North Lake Powell). Planning Commission Members Brittney Feller and Dani Harding and Garfield County Commissioner David Tebbs were excused.

PLEDGE: Anne Excell

PRAYER: Judy Drain

MINUTES:

A motion was made by Allen Henrie to approve the minutes from April 17, 2024. The motion was seconded by Judy Drain. Motion passed.

Kaden Figgins recommended tabling the Subdivision Ordinance Amendment as the county commissioners haven't made a decision on whether they need to be approved by the planning commission.

A motion was made by Tony Dinges adopt the agenda as amended. The motion was seconded by Judy Drain. Motion passed.

Public Hearing-Zoning Ordinance Amendments

Judy Drain made a motion to go into public hearing. Tony Dinges seconded the motion. Motion passed.

These changes are a result of the Promise Rock SITLA property in Cannonville. Residents would like the keep the property undeveloped and be annexed into Kodachrome State Park.

The changes to the ordinance are:

- Rename Agricultural Zone to Agricultural/Historic Use Zone
- Section 2 Zoning designations of any and all SITLA owned property is discontinued
- Section 3a and Exceptions All SITLA parcels as soon as they are sold into private ownership will be zoned Agricultural/Historic Use. Private owners can change the zone through the P&Z commission
- Section 4 map to encompass the changes
- Section 5 amend chapter 7 general provisions regarding building permits and subdivisions. We have already practiced these changes.

Elise Erler with SITLA said most of their major concerns have been addressed. Simone Griffin asked if this will affect the valuation process in the future? Elise Erler said land trades are typically done with federal government and they have to follow federal guidelines for valuation. Ray Golden with North Lake Powell has an RFP in to develop a SITLA piece in Ticaboo.

Allen Henrie made a motion to go out of public hearing. Tony Dinges seconded the motion. Motion passed.

Simone Griffin made a motion to approve the Zoning Ordinance Amendments. Allen Henrie seconded the motion. Motion approved.

Public Hearing-Zone Change, Agricultural to Commercial, Bryce Valley RV & Horse Park, 940 North State Highway 12, Cannonville, UT 84718

It had been assumed that the RV park was in Cannonville town, but it was not annexed into the town. Kaden contacted the business owners to get a county business license and get it re-zoned. Cannonville Town will work on getting it annexed.

Tony Dinges made a motion to go into public hearing. Judy Drain seconded the motion. Motion passed.

There was no public comment.

Allen Henrie made a motion to go out of public hearing. Tony Dinges seconded the motion. Motion passed.

Allen Henrie made a motion to approve the Zone Change, Agricultural to Commercial, Bryce Valley RV & Horse Park, 940 North State Highway 12, Cannonville, UT 84718. Judy Drain seconded the motion. Motion approved.

Planned Unit Development Amendment, Deer Trail Village, Phase 2, Bill Hobson

Deer Trail Village is in Clear Creek Canyon on the west side of Panguitch Lake. The new proposal is to add 16 building lots that only encompass the footprint of the structure. Some concerns are the slope of the area, this will be addressed by putting the small cabins on stilts. Everything will need to be approved by the county building inspector. Current water and waste water systems-water system is severely underutilized, waste water system was discussed with health department and it was approved, developer said he will install new tank with existing infrastructure to treat waste water. All the county's concerns have been mitigated with this project.

Allen Henrie made a motion to approve the Planned Unit Development Amendment, Deer Trail Village, Phase 2, Bill Hobson. Tony Dinges seconded the motion. Motion approved.

Conditional Use Permit, Construction Camp, Timmon Brown, 1425 South Center Street, Escalante, UT 84726

South of Escalante City property owner is building a home and is living in the trailer connected to water, septic, and power until home is built.

Judy Drain made a motion to approve the Conditional Use Permit, Construction Camp, Timmon Brown, 1425 South Center Street, Escalante, UT 84726. Tony Dinges seconded the motion. Motion approved.

Business:

Next meeting will be June 18, 2024.

Tony Dinges made a motion to adjourn. The meeting adjourned at 3:10 pm