



Bryce Canyon City
Planning Commission Public Hearing Meeting
June 20th, 2024
10:00 A.M.
70 W 100 N

Attending: Planning Chair Tim Leech, Klay Chynoweth, David Tebbs
Mayor Shiloh Syrett, and Sydney Lamas

Others: Fire Chief Ron Harris and Kaden Figgins

Kaden presented the changes to the subdivision ordinance per Utah code. SB 174, HB 476. Will expedite review cycle process of subdivisions. Will provide more protection to local communities. Applications no longer go to planning commissions, town or county. Must create a review authority that only reviews subdivisions. Only relates to subdivisions. Administrator land use authority can be a board or individual or engineering firm. Tropic town is using a civil engineering firm as their authority. Best choice for small municipalities. This is just an amendment to the original ordinance.

Fees are included in the fee resolution, not the ordinance.

Fire Chief Harris requests to add the statement to follow current State Utah Fire Codes with Appendixes to the ordinance. Adjustments had to be made to Tropic Town Fire flows in their ordinance, when fire flows cannot be met. Kaden will put these in the city ordinance as well. If the 1000 gallons per minute fire flow cannot be met, it requires that homes be sprinklered or setbacks reduced by 5 feet, and the flow would be accepted at 500 gallons per minutes. Residential sprinklers systems must be tested yearly. Bryce Canyon City has correct fire flow right now and should not need to worry, but it will be good to have a backup plan in place if the issue does arise.

The Conceptual Plan review- cannot require pre meeting plannings but can still happen if developer requests one. The city has twenty days to respond to subdivision applications. Once the plat is approved, developer has one year to finish infrastructure requirements. The ordinance includes requirements for plat plans.

Jones & DeMille are aware of the new changes if we make them the land review authority. This needs to be adopted in the next council meeting.

Smith & Harveston is the law firm that held the contract with the state that Kaden worked with on the ordinance. The payment is covered with grant money. Kaden updated all the applications with the process.

Planning Chair Leech called for any public comment. No additional comments, so he called for a motion.

Motion made to approve the updated subdivision ordinance and will be sent to town council for approval made by David, 2nd by Klay, all in favor

David reported - May need to appoint a new planning member, will follow up with Paul Cox and see if he still wants to serve. Do not need to advertise position for planning. Planning Commission can bring recommendations to the town board for appointment.

Motion made to adjourn the public hearing made by David, 2nd by Klay, all in favor.