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PLANNING AND ZONING MEETING MINUTES

Opened meeting at 6:08 pm, November 4th, 2024

- **Commission Attendees:** Valorie McLean, Danita Hinton, Deborah Herron, Lynn Hamilton
- **Guest Attendees:**

Agenda Items:

1. Prayer by Deb Herron, Pledge of Allegiance
2. 10.7.2024 Meeting minutes accepted by unanimous vote.
3. Reviewed Google Form for Survey - Danita
 - a. Commission reviewed responses to each question on the survey.
 - b. Discussed sharing survey findings with the city council and recommending licensing procedure for short-term rentals.
 - c. Commission recommends the city council review the data of the survey, accepted by unanimous vote.
 - d. Commission recommends city council pursue an ordinance to develop regulations for short-term rentals based on the responses from the Housing Survey, accepted by unanimous vote .
4. Open Session:
 - a. Danita discussed an error in the Duchesne Planning and Zoning Ordinance; Title 2 Chapter 1. Ordinance says a quorum is 66% but State Statute only requires 3 out of a 5 member council to constitute a quorum, which is 60%. Commission recommends City Council amend their ordinance to be less restrictive as stated in state law, accepted by unanimous vote.
 - b. Deb presented the information on the Land Use Training seminar. Discussed Governor Cox's initiative for build 35,000 starter homes in the next 10 years. Moderate income housing at \$450,000. Initiative provides special developmental zones municipalities can adopt. These zones will have higher property taxes to cover the infrastructure costs and incentivize developers to offer middle income housing at lower costs. When properties are sold the deeds will have restrictions to sell at lower prices to discourage investors buying and selling quick.
 - c. Lynn presented an old plat map to discuss how Bryce Hamilton wants to combine lot 11 from the Valley View Subdivision with his home Lot 10. We're not sure how or if City PZ needs to be involved according to Jerry Allred's information. Deb will gather more info.
5. Adjournment at 7:13pm by unanimous vote.

Action Items:

1. Deb will check the Valley View subdivision requirements with Jerry Allred.
2. Deb will check with county planning about the airport overlay requirements.
3. Danita will send survey data to city council for review.

Motions:

1. Motion made by Deborah Herron to accept the minutes, seconded by Lynn Hamilton, vote: unanimous.
2. Motion made by Deborah Herron to recommend the city council review the data of the Housing Survey, Danita seconded: vote unanimous

3. Motion made by Danita Hinton to recommend the city council pursue an ordinance to develop regulations for short-term rentals based on the responses from the Housing Survey, seconded by Deb, vote: unanimous.
4. Motion made by Lynn Hamilton to recommend City Council amend their ordinance to be less restrictive as stated in state law, Deb seconded, vote: unanimous.
5. Danita Hinton to recommend the building permit flow chart to city council, seconded by Lynn Hamilton, vote: unanimous.
6. Motion made by Lynn Hamilton at 7:13pm to adjourn, seconded by Deborah Herron, vote: unanimous.