

Planning Commission Minutes

April 16, 2025

2:00 P.M.

Those present were Garfield County Planning Commission Chairman Elaine Baldwin, Vice Chairman Judy Drain, Britney Feller, Allen Henrie, Simone Griffen, Dani Harding, and Tony Dinges, Garfield County Planner Kaden Figgins, and Planning Commission Secretary Anne Excell. Garfield County Commissioner Dave Tebbs was excused.

Members of the public: Jason Peterson, Lonny Reed, and Falyn Owens.

PLEDGE: Judy Drain

PRAYER: Allen Henrie

MINUTES:

A motion was made by Tony Dinges to approve the minutes from March 19, 2025. The motion was seconded by Britney Feller. Motion passed.

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

Public Hearing: Zone Change-Agricultural to Commercial, Mark III Investments, LLC 535 South Limerock Road, Hatch, UT 84735, Parcel ID: 12-0055-0008

Kaden Figgins stated this property was part of a zone change a few months ago. A traffic study has been done, the request is for a neighboring parcel to be changed as well. There is an existing well.

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

- Jason Peterson stated that the zone change will affect lot 8 of the Limerock Ranch Subdivision is approximately 50 acres. The intent is to provide luxury glamping on site with different types of amenities including a restaurant.

Allen Henrie made a motion to exit public hearing. Judy Drain seconded the motion. Motion approved.

There was no comments made by the public.

A motion was made by Allen Henrie to approve the Zone Change, Agricultural to Commercial, Zone Change-Agricultural to Commercial, Mark III Investments, LLC 535

South Limerock Road, Hatch, UT 84735, Parcel ID: 12-0055-0008. The motion was seconded by Britney Feller. Motion approved.

Public Hearing: Business License Ordinance Amendments

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

- Kaden Figgins explained that the proposed amendments include modifications to the “Renewals” and “Penalty” sections of the ordinance. This ordinance applies to unincorporated areas of Garfield County. Kaden stated that the biggest challenge is a lot of businesses collect sales and use tax, transit income tax, etc, but they really have a hard time remitting that back to the state and county. So they're using that as a secondary source of income, and that's not their money.
 - Section 3.1-The licensee shall provide proof to the Clerk’s Office that the associated business is current on all applicable Utah State tax filing and payment confirmations; and
 - Section 3.3-The County Clerk’s Office shall ensure applicable Utah State tax filing and payment confirmations are completely current, and the business license renewal application fee is paid prior to issuance of the new business license.
 - Section 4.c-Failure to provide proof to the Clerk’s Office that the associated business is current on all applicable Utah State tax filing and payment confirmations;
 - Enforcement-The County Commission shall not issue a business license to any person or entity that fails to comply with the provisions of this Ordinance. Any business operating within the unincorporated areas of Garfield County without an approved business license shall be officially served by the Sheriff’s Department and ordered to cease and desist operations immediately. The County Commission may consider revocation of a business license at any time.
- David Tebbs stated “even I, slip up sometimes and say they need to pay their taxes. It's not their money. They're holding it in good faith that they'll remit it to the state, but a lot of these companies are just keeping it.”
- Falyn Owens stated “

Allen Henrie made a motion to exit public hearing. Judy Drain seconded the motion. Motion approved.

A motion was made by Britney Feller to approve the Business License Ordinance Amendments. The motion was seconded by Dani Harding. Motion approved.

Conditional Use Permits – Short-Term Rental, Dennis M Beck, Trustee, 610 West Lake Shore Road, Panguitch Lake, UT 84759; Parcel ID-23-0081-0731; Conditional Use Permit – Short-Term Rental, Chelsie Durden, 898 South Buffalo Berry Street, Hatch, UT 84735; Parcel ID-12-0079-0044; Conditional Use Permit – Short-Term Rental, Skyler Metcalf, 182 North Stokes Lane, Panguitch Lake, UT 84759; Parcel ID-23-0081-0613.

Kaden and Anne went over the host compliance and found all the short term rentals that were not compliant and sent letters to them all. All 3 of these short term rentals have been inspected and passed. 2 have a business license and 1 is waiting on tax numbers. Kaden Figgins has no reservations with these permits.

A motion was made by Britney Feller to approve the Conditional Use Permit – Short-Term Rental, Dennis M Beck, Trustee, 610 West Lake Shore Road, Pangutich Lake, UT 84759; Parcel ID-23-0081-0731; Conditional Use Permit – Short-Term Rental, Chelsie Durden, 898 South Buffalo Berry Street, Hatch, UT 84735; Parcel ID-12-0079-0044; Skyler Metcalf, 182 North Stokes Lane, Panguitch Lake, UT 84759; Parcel ID-23-0081-0613. The motion was seconded by Simone Griffen. Motion approved.

Business:

Next meeting is scheduled for May 21, 2025.

Tony Dinges made a motion to adjourn. The meeting adjourned at 2:38 pm