**Present:**

**Commissioners Attending:** Allen Lee Dina Moore Gene Garate

 Sean Amodt Cameron Spendlove – Chairman

**Public Attending:** Niles Ritter Lesa Spendlove Chuck Matsler

 Joey Martel Jay Lee Jean Krause

 Bruce Densley – Former Mayor Matthew Spendlove – Mayor

 LeRoy Thomson – Liaison Rod Mills – Town Engineer

 Heath Snow – Town Attorney Mistie Baird – Deputy Clerk

1. **WORK MEETING/Non-Action Items**:
2. **Review of Policies and Procedures**

Commissioner and temporary Pro-Tem, Allen Lee asked the commission if they reviewed the Policies and Procedures. The Commission had reviewed them, and they had no questions.

1. **General Plan Update – Rod Mills, Town Engineer**

Rod Mills gave a review of the General Plan. Rod laid out the process of the plan. He asked the commission to take a role in the planning and assisting with the General Plan. Rod also asked the Commission to add their concerns and the direction they would like the General Plan to take.

1. **REGULAR MEETING/Action Items**: 6:30 p.m. Town Hall
2. **Call to Order** – Commissioner and Temporary Pro-Tem, Allen Lee, Pervious Pro-Tem.
3. **Nomination and Appointment of New Chair and Chair Pro-Tem**

*Commissioner Gene Garate nominated Cameron Spendlove. Commissioner Sean Amodt seconded the motion. Allan asked for any discussion. None was given, Allan called for a vote - all AYES. Cameron accepted.*

*Cameron called for a nomination for the Chair Pro-Tem. Commissioner Dina Moore nominated Gene. Allen seconded the nomination. Cameron called for a discussion. None was given, Cameron called for a vote - all AYES. Gene accepted.*

1. **Declaration of Conflict of Interest.**

Town Attorney Heath Snow gave definition of conflict of interest. He stated that any item on the agenda that you or an immediate interest family member would have a gain. He advised that anyone who may have a conflict of interest to abstain from voting to limit the conflict of interest. Heath stated that the commissioner could participate and vote in those type of situations. Heath added that just letting people know will ease the conflict. Heath also noted that if you have a standing conflict of interest, you need to notify the town staff and fill out the forms related.

Cameron said that he had a conflict of interest on item number 7. Joey is his brother in-law. Therefore, he abstained from this item.

**Open Forum:**

Jay Lee reported that Toquerville just did their general plan. He stated that it would be helpful to review their plan. Heath stated that he would email it the links to the clerk to provided them to the commission.

Chuck Matsler wanted to offer his expertise in the sign ordinance and as veteran in the sign business.

Heath said that in his experience that the people in the sign industry have a great deal of input to add.

1. **Review of Zone Change Application for Parcel #s: V-88-A-1, V-12-A, V-79, V-10-A-1, and V-2-1-27-411.**

As a new commission, Heath gave a small summary of the purpose and procedures for a Zone Change.

Heath and Allen stated that it is an 80-acre piece. They directed the Commission to the County map indicating the parcels.

Allen then gave a brief explanation of the proposed Zone Change. Allen asked if in a situation like this, can we require them to upgrade the service?

Heath said yes, in this case. He then asked if the boundaries of this Zone Change will be with in the new expanded area of Chapter 22, Highway Resort Zone.

Cameron stated yes it will be.

Sean asked if the Public Hearing would be next month? Are there suggestions on what we should be looking at for next month?

Heath directed them to Chapter 22, Highway Resort Zone. Review the types of uses and the location description of where that zone would be allowed.

Allen said we just changed the HRZ zone and this change will require considerable review and discussion.

Cameron wondered what the Flood Plain issues would be with this property.

Allen said all we do is mitigate it. If they build in the flood plan they need to have the plans reviewed by an engineer.

1. **Discussion of Sign Ordinance revisions.**

Cameron addressed the changes and explained that this was started in November or December. Cameron has been working on this as assigned by the Town Council. He added that so far, his efforts have been to shorten it up, so it is not so long. He feels that there are a lot of things listed in the ordinance that do not apply at this point.

Sean added that he agrees and that this is a lot of work to do. Sean pointed out that there are sections in VULU that need to reference this new Ordinance. He noted that there are some sections that address the scenic byways and he feels that the State and Federal byways laws should be include in this ordinance.

Heath said that those laws apply to the existing bill boards and I-15. Not in the inner cities.

Gene stated that in his research the State lists HWY 9 LaVerkin to Zion as a scenic byway. He said that 5 miles from I-15 and to Mount Caramel is considered a scenic by way.

Bruce said that they were assured by the state, during the discussion of the law, it was understood that these laws would not affect SR9.

Cameron would like to review this some more and is asking for some help with this. Sean said that he would help write.

1. **Review Chapter 5 Non- Conforming Buildings and Uses.**

Cameron wanted to work on this chapter because on the key aspects of the GP is we want to grow from the inside out. He feels that because this is restrictive and if we want these Nonconforming lots to be developed and not become an eye sore and we need to address this chapter and make it less restrictive.

Heath said that most of this chapter is from State code and we cannot preempt State code. He said that we just did this with non-conforming lots. We added percentages and adjusted set-back requirements. It was created to add more usability for these lots.

Cameron has a problem with 5.2 and 5.3 he feels that the land owner should be allowed to change the use and the designation of the lot. He asked if everyone can look at this and address it in the work meeting.

1. **Review of possible CUP Conditional Use Application- Taleka.**

Joey Martel introduced himself and gave description of the property they purchased which is directly across from the old 101. They want to turn this location into a vacation rental. However, they need to do some renovations. Joey explained the details of the renovation and directed the Commission to the maps and images he included for review.

Allen stated that, from the drawing, it looks like you would cut into the setbacks on the rear side if you add the addition.

The Commission reviewed Chapter 22 setbacks and discussed all the setbacks for this property. The general discussion was that Joey could not add the ten-foot (10') enclosure to the back of the home, unless Chapter 5 has been updated, and the addition would need to be built to code.

Cameron called for Commissioner comments.

**Commissioner Comments:**

Allen would like to see some progress on the General Plan. There are a lot of things that need to go on that can’t. Especially the infrastructure. The cost of the sewer systems that are going in for commercial development are astronomical. The owners are footing the bill but why not create a situation where it will benefit all the Town not just one person.

Cameron said he agrees and would like to see a date for completion.

Sean added that he is grateful for the opportunity to help and is looking forward to the work ahead.

1. **ADJOURN PUBLIC MEETING**:
2. **Motion to Adjourn Public Meeting.**

*Allen motioned to adjourn. Dina seconded the motion. Cameron called for a discussion. None was given, Cameron called for a vote - all AYES. The Meeting adjourned at 7:52 PM*

**APPROVED:** June 13, 2018

**By:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Monica Bowcutt – Town Clerk/Recorder