

## MINUTES

Minutes of the Garfield County Planning Commission meeting held, March 18<sup>th</sup>, 2020. The meeting commenced at 2:00 p.m., at the Garfield County Courthouse, Panguitch, Utah.

Those present were Garfield County Planning Commission members Elaine Baldwin, Art Cooper, Lowell Mecham and Shelia White. Garfield County Planner Kaden Figgins, and Secretary Kim Brinkerhoff. Allen Henrie and Judy Drain were excused.

**PLEDGE:** Lowell Mecham

**PRAAYER:** Shelia White

### **MINUTES:**

A motion was made by Art Cooper to approve the minutes for February 12<sup>th</sup>, 2020. The motion was seconded by Lowell Mecham. The motion passed unanimously.

A motion was made by Shelia White to approve the Agenda with amendments. The motion was seconded by Art Cooper. The motion passed unanimously.

### **PETITIONERS:**

#### **Dan & Paige Stoner- Conditional Use Permit/STR**

Dan and Paige were not present and were represented by Garfield County Planner Kaden Figgins. They purchased property South of Panguitch (fly shop). They have multiple rentals and multiple parcels. They have one parcel that is zoned agriculture and currently has a short-term rental. There was question of how the rentals are advertised, parking, and access to the cabin. They are updated on other County requirements and will comply with the Garfield County Short Term Rental Ordinance.

**A motion was made by Lowell Mecham to approve the Conditional Use Permit. The motion was seconded by Shelia White. The motion carried unanimously.**

#### **Neighborworks- Conditional Use Permit/ Multiple Family Dwellings**

Neighborworks was not present and was represented by Kaden Figgins. He explained the different zoning that surrounds the parcel and their desire to have a conditional use permit for multiple dwellings on the same parcel. They would like to have rentals and single-family dwellings to purchase. There was question about selling the homes and subdividing the property.

There was discussion that a Planned Unit Development would be a better option and a need for a letter of approval from Escalante City, a letter of approval for septic from Southwest Health Department and two off street parking spaces per unit.

**A motion was made by Art Cooper to table the Conditional Use Permit to acquire more information. The motion was seconded by Lowell Mecham. The motion carried unanimously.**

## **BUSINESS**

### **Zoning Ordinance Amendment Chapter 8- Conditional Uses**

Kaden Figgins explained that after doing research Garfield County needed to specify some conditions that may required for a conditional use permit.

### **Zoning Ordinance Amendment Chapter 20- Resort Recreation Zone (RR)**

Kaden Figgins explained that there was a need for a zone to include areas or communities that are influenced by the tourism industry. Anything allowed in this zone would be tourism or recreation related. They would need to still comply with the Short Term Rental Ordinance and the Garfield County Business License requirements.

**A motion was made by Art Cooper to approve the Zone Amendment. The motion was seconded by Shelia White. The motion carried unanimously.**

### **Ordinance 2019-2 “Glamping” Amendment**

Due to the previous Zone Amendment the language needed to be changed to adhere to the zone requirements.

### **Ordinance 2019-9 “Short Term Rentals” Amendment**

Due to the previous Zone Amendment the language needed to be changed to adhere to the zone requirements.

**A motion was made by Shelia White to accept the business items as discussed. The motion was seconded by Art Cooper. The motion carried unanimously.**

There was also discussion about the COVID-19 virus and Garfield County’s resources that can be found on the County website at [www.garfield.utah.gov](http://www.garfield.utah.gov)

## **ADJOURN**

**The motion was made by Shelia White at 3:04 pm to adjourn the meeting.**