

MINUTES

Minutes of the Garfield County Planning Commission meeting held, May 20th, 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, Judy Drain, Allen Henrie and Shelia White. Garfield County Planner Kaden Figgins, and Secretary Kim Brinkerhoff.

PLEDGE: Shelia White

PRAYER: Art Cooper

MINUTES:

A motion was made by Lowell Mecham to approve the minutes for March 18th, 2020. The motion was seconded by Art Cooper. The motion passed unanimously.

A motion was made by Shelia White to approve the Agenda. The motion was seconded by Allen Henrie. The motion passed unanimously.

PETITIONERS:

Tim Wood- Conditional Use Permit and Zone Change

Tim Wood was present and was also represented by Kaden Figgins. Kaden discussed the current structures and uses for the property as well as future plans. Kaden also explained that the property and structures have passed the Short-Term Rental inspection by the Garfield County Building Inspector. The Zone change would better comply with Garfield County Ordinances. Tim would also need a Conditional Use Permit for Short-Term Rentals that are located on the property.

A motion was made by Allen Henrie to approve the Zone Change. The motion was seconded by Lowell Mecham. The motion carried unanimously.

A motion was made by Art Cooper to approve the Conditional Use Permit. The motion was seconded Shelia White. The motion carried unanimously. The requirements for the permit are to comply with the Garfield County Short-Term Rental Ordinance, Garfield County Glamping Ordinance and other applicable ordinances. Garfield County and the Southwest Health Department will approve all new developments/structures.

Doug Miller- Zone Change

Doug was not present and represented by Kaden Figgins. Kaden explained that the Planning Commission had previously approved the property for a Commercial Zone Change but it was tabled in County Commission meeting to reconsider the Zoning District. The Resort Recreation Zoning would better comply with Garfield County Ordinances. Kaden presented pictures that had been taken on Doug's property showing the location of proposed glamping units. There was also discussion of a letter and concerns that had been received and signed by surrounding neighbors opposing the Zone Change.

A motion was made by Allen Henrie to deny the Zone Change. The motion was seconded by Judy Drain. The motion passed with 1 nay.

Dave Curtis & Ticaboo Resorts- Zone Change

Dave was not present and represented by Kaden Figgins. Kaden explained that this property is a model example of the need for a Resort Recreation Zone. The Ticaboo Planned Unit Development (PUD) will be in compliance with Garfield County Ordinances. There was recommendation to also change the Bullfrog PUD to a Resort Recreation Zone.

A motion was made by Shelia White to approve the Zone change for Ticaboo Planned Unit Development from Multiple Use to Resort Recreation. The motion was seconded by Judy Drain. The motion passed unanimously.

A motion was made by Art Cooper to approve the Zone change for Bullfrog Planned Unit Development from Multiple Use to Resort Recreation. The motion was seconded by Allen Henrie. The motion passed unanimously.

BUSINESS

Ordinance No. 2020-8 Remote Yurt Compliance

Kaden explained the need to add a Remote Yurt Compliance Ordinance. It will require all yurts to comply with applicable building codes.

A motion was made by Allen Henrie to recommend the approval the Ordinance No. 2020-8 Remote Yurt Compliance. The motion was seconded by Art Cooper. The motion carried unanimously.

Ordinance No. 2020-9 Mobile Home & Recreational Coach Ordinance Amendments

Kaden described changes needed with wording and the order of County Commission approval to the Mobile Home & Recreational Coach Ordinance.

A motion was made by Art Cooper to recommend the approval of the Ordinance No. 2020-9 Mobile Home & Recreational Coach Ordinance Amendments. The motion was seconded by Shelia White. The motion carried unanimously.

ADJOURN

The motion was made by Shelia White at 3:20 pm to adjourn the meeting.