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PLANNING AND ZONING MEETING MINUTES

Opened meeting at 6:10pm, August 24th, 2020

Commission Attendees: Deb Herron, Danita Hinton, Cody Ivie, Ryan Allred, Lynn Hamilton

Guest Attendees: Shelly Grant, Valorie McLean, Bobby Jo Casper, Susan Hamilton, RJ Stansfield, Travis Peterson, Jerry Argyle, Keith Mortenson, Bryce Hamilton, Rodney Rowley

Agenda Items:

1. Prayer by Danita Hinton, Pledge, June 22nd and July 27th Meeting Minutes accepted by unanimous vote.
2. RJ Stansfield Development, 672 East:
 - a. Shelly Grant and Valorie McLean presented several arguments AGAINST the proposed Trailer park and the approval of it by City P&Z and City Council.
 - i. Trailer parks (defined as 3 or more on a plot) are not allowed in the current zone of the property, Residential Agriculture, RA.
 - ii. The manufactured home that RJ brought in to reside in the park does not meet current manufactured home specs.
 1. Deb and RJ addressed this issue that Cody Fischer, City Building Inspector checked all issues and found the trailer to be in compliance.
 - iii. A Trailer park would require 100 ft of frontage and the proposed layout does not meet that requirement.
 - iv. A trailer park was proposed for this same property 15-20 years ago and was denied then per city ordinances so it is believed that this ruling should still stand today.
 - v. Around 40 years ago a trailer park used to reside on this property but since the use was abandoned and lay dormant for more than a year it must now follow current zoning regulations.
 1. Board recognized this city ordinance.
 - b. Board member, Cody Ivie suggested that RJ could apply for a variance and adjust the plan to still accomplish his goals.
 - i. Shelly and Valerie agreed they would fight against a zoning variance.
 - c. Board member Ryan Allred asked Shelly if there was any common ground that could be found to allow RJ to move forward on his proposed use of the property.
 - i. Shelly and neighbors agreed that the property should be used to the extent of compliance with current zoning and ordinances. So two trailers would be acceptable.
 - ii. Shelly is concerned with a Trailer park devaluing her and neighbors properties and congesting street with traffic causing safety concerns for children playing.
 1. Board addressed the valuation concern with the argument that a reduction in perceived desirability does not equal a reduction in monetary value.
3. RJ Stansfield Development, 672 East:
 - a. Susan Hamilton presented the following arguments FOR the proposed Trailer Park:
 - i. The Trailer park would meet the need for more affordable housing in the community.
 - ii. Discussed the constitutional rights to use of private property and concern that others are trying to infringe on these basic rights.

- b. Board member Cody Ivie agreed that a bigger issue of infringing on these basic rights may lay at hand in Duchesne and that the city should consider revising the zoning. He also warned against the local government controlling or restricting what should or shouldn't be allowed on private property. Park City was referenced as an overstep of government control on property use and rights.
 - i. Shelly argued this situation is not an overstep of government control and that it's a huge leap to say the city shouldn't follow it's own adopted zoning and ordinances to not infringe on basic rights.
- c. RJ Stansfield presented his arguments:
 - i. Clearly announced he will not apply for a zoning variance.
 - ii. Reasons for purchasing and developing this property was for investment. He would like to still pursue regardless of time required to get the approval or a reduction in trailers on the plot.
 - iii. Doesn't want to fight with neighbors and is willing to be flexible with all parties involved.
- d. Board thanked all for their comments and civil discussion. Board will research more and report to all parties involved at next meeting
- 4. 400 N. Street Vacation (Bench only)
 - a. Travis Peterson and Rodney Rowley presented the application for street vacation. Was previously agreed upon by city and residents but no legal action was taken.
 - i. Cody suggested vacating the entire street of 400 N. on the bench to avoid having to address again with multiple homeowners.
 - ii. Travis, Rodney and Board found no issue with pursuing this course. Deb will send letters out to homeowners informing them of the street vacation and resulting procedures and hearings.
- 5. Open Session
 - a. Nothing to Report
- 6. General Plan
 - a. Discussed the closure of the online survey. Danita proposed leaving it open to create a FB advertisement to get more responses. Board members felt it wasn't worth the few responses we would possibly get.

Action Items:

- 1. Board will do more research on the current zoning and ordinance restrictions/allowances for RJ's plot and respond at the next meeting to all parties interested.
- 2. Deb to send letters to homeowners on 400 N. Street on the bench.
- 3. Danita will remove survey from public access and compile results to present at next meeting.

Motions:

- 1. Motion made by Danita to approve meeting minutes June 22nd and July 27th, seconded by Cody, vote unanimous.
- 2. Motion made by Cody at 7:37pm to adjourn, seconded by Lynn, vote unanimous.

Adjourned at 7:37 pm

Next Meeting: September 28th