



Planning Commission Meeting

Minutes

Tuesday, December 1, 2020 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen, Commissioner Scott Burgess - Not Present, Commissioner Mary Cokenour, Commissioner George Matocha - Not Present, City Manager Evan Bolt, City Recorder Cindi Holyoak

Electronic Meeting

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YThiNDE3NDAtODFIMC00NTgwLWE1MDMtYzFjNDMxMmNmNTU0%40thread.v2/0?context=%7b%22Tid%22%3a%2269bfa748-4f2f-4be5-adec-484d29028b47%22%2c%22Oid%22%3a%2216350024-9500-46ff-814a-3384fb41f341%22%7d

1. Call to Order

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at p.m. The following visitors were present

Minutes:

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:31 p.m. The following visitors were present Kim & Curtis Henderson and Alissa Black

2. Minutes Review/Approval

Minutes:

MOTION was made by Commissioner Robert Christensen to approve the minutes, as presented. The motion was seconded by Commissioner Mary Cokenour and passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

No public comment

4. Consider Henderson Quit Claim Deed 480 S 100 West (action)

Minutes:

Curtis Henderson explained the property location he and his wife requested to be deeded to them. With the easement and current setbacks, they are not able to do the renovations they want to do to the front of their home. City Recorder Cindi Holyoak said the Henderson's have been maintaining the property easement in front of their

home for several years. She said the city street is plenty wide enough without the easement, and she doesn't see the City needing the easement for anything in the future. Curtis Henderson said 100 West is one of the widest streets in the City at 90 ft wide. MOTION was made by Commissioner Mary Cokenour to recommend consideration of the Henderson quit claim deed at 480 S 100 West to the City Council. The motion was seconded by Commissioner Robert Christensen. Chairperson Lee Bennett - Aye, Commissioner George Matocha - Not Present, Commissioner Robert Christensen - Aye, Commissioner Mary Cokenour - Aye, Commissioner Scott Burgess - Not Present, The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

5. R1 and R2 Zoning Review (discussion)

Minutes:

Chairperson Bennett submitted suggested changes to the semantics of George Matocha's front setback recommendations in city code 10-6-5. The suggested setback recommendations give clarification to the location of the front lot line. City Recorder Holyoak said she doesn't recommend the Planning Commission submit all the suggested zone changes at one time. She said it would be best to submit the changes in sections.

Chairperson Bennett said she was concerned about submitting smaller parts of the zone changes because it may appear there are gaps in some of the sections they have worked on. City Recorder Holyoak said public hearings should be set up to correspond with the sections being taken to the City Council prior to taking them to the City Council. Chairperson Bennet will combine this zone change with the other recommendations the Planning Commission has.

6. Review of Subdivision Code 11-1 (discussion)

Minutes:

This agenda item was postponed until the next meeting.

7. City Ordinance Review for State Compliance (discussion)

Minutes:

This agenda item was postponed until the next meeting.

8. Administrative Communications

Minutes:

City Manager Evan Bolt is looking at the possibility of hiring a community development director. He said there have been some code violations in the City and is working with the Sheriff's Office on those. City Recorder Holyoak said building permit requests have slowed down. She talked about the progress of the new building for forest service.

9. Next Meeting Agenda

Minutes:

Determine date for public hearings for zoning code rewrite. Review of Subdivision Code 11-1. City Ordinance Review for State Compliance.

10. Adjournment

Minutes:

MOTION was made by Commissioner Robert Christensen to adjourn the meeting at 7:18 p.m. The motion was seconded by Commissioner Mary and passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

Audio File

<https://web.microsoftstream.com/video/72d72b65-ca3c-4200-b5f0-1681fedc943e>

Notice of Special Accomodations

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the Americans with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5