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PLANNING AND ZONING MEETING MINUTES

Opened meeting at 6:05pm, Aug 2nd, 2021

- **Commission Attendees:** Deb Herron, Danita Hinton, Ryan Allred, Lynn Hamilton, Cody Ivie @ 6:45
- **Guest Attendees:** Margie Peatross, Abby and Eddie Roberts

Agenda Items:

1. Prayer by Ryan Allred, Pledge
2. 6-21-2021 Meeting Minutes accepted by unanimous vote.
3. Variance Application by the Roberts
 - a. Reviewed and discussed the plat map and variance
 - b. Motion made by Lynn to accept and recommend to the Council, 2nd by Ryan, vote unanimous
4. Variance Application by Margie Peatross
 - a. Reviewed and discussed the boundary line adjustment to the plat map
 - b. Motion made by Ryan to accept and recommend to the Council, 2nd by Lynn, vote unanimous
5. Municipal Code for Vacation Rentals
 - a. Deb reviewed the issues surrounding not having a resolution or item in the city code regarding how AirBnB or VRBO should be regulated. Discussed doing more research on what online businesses (like Air BnB) collect/pay to municipalities. Deb will research how transient room tax is collected.
6. Skipped General Plan to Open Session
 - a. Margie Peatross addressed concerns over the main street contaminated dirt mound by Chevron. Is there anything that can be done by the city to mitigate the visual nuisance? Discussed what options the property owner has but ultimately it is their choice and right to mitigate or not.
7. General Plan
 - a. Discussed the need for all commissioners and council members to read and review.
 - b. Discussed having Mike do a final review.
 - c. Discussed Housing Chapter. Cody to review for adjustments and concluding paragraph.
 - d. Discussed Ryan producing the maps needed to insert into the document. Danita to give Ryan a list of what is needed.
 - e. Discussed changing the RA zone to allow for smaller lots to create opportunities for more affordable housing to be built.

Action Items:

1. Deb will make P&Z recommendations for the above-mentioned variances to the City Council.
2. Deb will research Airbnb fees/taxes collected to see if they include Duchesne's transient room tax.
3. Danita will provide a list of maps to Ryan to generate for the general plan
4. Ryan will work on creating the maps for the general plan.
5. Lynn will review the general plan.
6. Cody will review the Housing Chapter in the general plan and create a concluding statement or paragraph to sum it up.

Motions:

1. Motion made by Danita to approve meeting minutes 6-21-2021, seconded by Lynn, vote unanimous.
2. Motion made by Lynn to accept and recommend to the Council, 2nd by Ryan, vote unanimous

3. Motion made by Ryan to accept and recommend to the Council, 2nd by Lynn, vote unanimous
4. Motion made by Danita at 8:05pm to adjourn, seconded by Lynn, vote unanimous.

Adjourned at 8:05 pm

- **Next Meeting: Aug 23rd, 2021**