



Planning Commission Meeting

Minutes

Tuesday, March 15, 2022 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen, Commissioner Mary Cokenour, Commissioner George Matocha, Commissioner Julie Bailey, City Manager Evan Bolt - Not Present, City Recorder Shalena Black, Deputy City Recorder Melissa Gill

Meeting Location: 648 S Main

1. Call to Order

Minutes:

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:33 p.m. The following visitors were present: City Councilmember Kevin Dunn.

2. Minutes Review/Approval (action)

Minutes:

MOTION was jointly made by Commissioners Mary Cokenour and Robert Christensen to approve the February 1, 2022, minutes as presented. The motion was seconded by Commissioner Julie Bailey and passed unanimously. MOTION was made by Commissioner Robert Christensen to approve the February 15, 2022, minutes as amended. The motion was seconded by Commissioner George Matocha and passed unanimously. Minute amendments: Add Julie Bailey to Feb 15th attendance and at the bottom of page 1, Manager Bolt was only going to make changes to the A-1 zone and Chairperson Bennett was going to do I-1.

3. Public Comment

Minutes:

There was no public comment.

4. Public Hearing for Zoning Ordinance Revisions of §10-6: R-1 Residential Zone and §10-7: R-2 Residential Zone

Minutes:

There was no public comment.

MOTION was made by Commissioner Robert Christensen to adjourn the public hearing at 6:41 p.m. The motion was seconded by Commissioner Mary Cokenour and passed unanimously.

5. Review Zoning Ordinance Revisions to Title 10 Chapter 5: A-1 Residential -

Agricultural Zone and Chapter 10: I-1 Industrial Zone (discussion)

Minutes:

Title 10 Chapter 5: A-1 Residential - Agricultural Zone

Manager Bolt changed the front and side setbacks to match the residential zones.

After some discussion, the Planning Commission decided to alter the location requirements to be more appropriate for the residential - agricultural zone.

Title 10 Chapter 10: I-1 Industrial

Permitted uses were switched to conditional uses in the Industrial zone. For projects in this zone, one acre or less, a site plan with all utilities and a storm water plan would be required. Anything greater than one acre would require civil engineering drawings and would fall under special provisions.

6. Consider Recommendation of Adoption of Amendments to Zoning Ordinance §10-1: General Provisions (action)

Minutes:

MOTION was made by Commissioner George Matocha to recommend the adoption of amendments to zoning ordinance §10-1: General Provisions. The motion was seconded by Commissioner Mary Cokenour and opened for discussion.

Chairperson Lee Bennett - Aye, Commissioner George Matocha - Aye, Commissioner Robert Christensen - Aye, Commissioner Mary Cokenour - Aye, Commissioner Julie Baiely - Aye.

The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

7. Consider Recommendation of Adoption of Amendments to Zoning Ordinance §10-2: Supplementary Requirements and Procedures Applicable Within Zones (action)

Minutes:

MOTION was made by Commissioner Mary Cokenour to recommend the adoption of amendments to zoning ordinance §10-2: Supplementary Requirements and Procedures Applicable Within Zones. The motion was seconded by Commissioner Julie Bailey and opened for discussion.

Chairperson Lee Bennett - Aye, Commissioner George Matocha - Aye, Commissioner Robert Christensen - Aye, Commissioner Mary Cokenour - Aye, Commissioner Julie Bailey - Aye.

The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

8. Administrative Communications

Minutes:

Recorder Black shared with the Commission the Robert's Rules Cheat Sheet for public meeting procedures. She said she would email the commissioners a link for the Open

and Public Meetings Act training and would get the A-1 and I-1 changes to the city attorney for review.

9. Next Meeting Agenda

Minutes:

April 5th: Public hearing C-1 and C-2 changes, feedback from city attorney on A-1 and I-1, and recommendation of R-1 and R-2 changes to City Council. April 19th: Public hearing A-1 and I-1 changes and recommendation of C-1 and C-2 changes to City Council.

10. Adjournment (action)

Minutes:

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

Vote results:

Ayes: 5 / Nays: 0

Audio File

https://soundcloud.com/user-250815044/2022-03-15-pc?utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

Notice of Special Accommodations

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