



Planning Commission Meeting

Minutes

Tuesday, March 3, 2020 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Scott Burgess - not present, Commissioner Mary Cokenour, Commissioner George Matocha, Commissioner Gordon Reeve, City Manager Doug Wright, City Recorder Cindi Holyoak, Visitors: Fred Burnett, Councilman George Rice, Councilwoman Kim Henderson, Fr

Meeting Location: 17 N 100 E

1. Call to Order

Minutes:

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:39 p.m.

2. Minutes Review/Approval

Minutes:

Motion was made by Commissioner Gordon Reeve to approve the minutes as presented with corrections to the adjournment. The motion was seconded by Commissioner Mary Cokenour and passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

3. Public Comment

Minutes:

Fred Burnett question moved to agenda item.

4. Open and Public Meetings Act Training Review - Training

Minutes:

A training link was emailed to all board members. There were no questions.

5. Amendments to City Zoning Ordinance Subdivisions 11-3 - discussion

Minutes:

Commissioner Matocha did not have information available. It will be on the next agenda.

6. Zoning Review of the NE and SE Quadrants and area between the Hideout and HWY 191 - discussion

Minutes:

Zoning maps were available for the Planning Commission to review. Some suggestions were drawn in by Commissioner Matocha for changes. These changes, if approved by the Planning Commission, will be presented to the City Council for adoption. Public hearings will be held prior to Council decision. It was decided to leave the strip near HWY 191 as it currently is.

7. Clarification from Michael Bryant about the UT Fair Housing Act in Permitted Uses in R-1 and R-2 Zoning Ordinance Amendments - Discussion**Minutes:**

The statement from Michael Bryant was vague. Manager Wright will contact the City Attorney for more specifics. Are we required . . . as a permitted use in R

8. Consider Submission of Amendments to R-1 and R-2 Zoning Ordinance to City Council for Adoption - action**Minutes:**

There was discussion brought up by Dave carpenter about height restrictions. language regarding the lot line scenarios and the set backs. Dave Carpenter suggested cleaning up the property lines. There was discussion about the possibility of using the curb and gutter as a guideline for set backs. There is not curb and gutter in all the neighborhoods, making this suggestion difficult. George Rice suggested learning where the property line problems exist. Manager Wright will have attorney review on the set back portions.

9. Administrative Communications**Minutes:**

Recorder Holyoak reported 3 new building permits have been issued.

10. Next Meeting Agenda**Minutes:**

Amendments 11-2 and 11-3 Feedback from Utah fair housing r-1 and r-2 Setback requirements in R-1 attorney review Follow up signatures open meetings April 7 next meeting Gordon Reeve will be absent.

11. Adjournment**Minutes:**

Motion was made by Commissioner Gordon Reeve at 8:08 p.m. The motion was seconded by Commissioner Mary Cokenour and passed unanimously.