



Planning Commission Meeting

Minutes

Tuesday, August 2, 2022 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen (Excused), Commissioner Mary Cokenour, Commissioner Julie Bailey, Assistant City Manager Kaeden Kulow, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:32 p.m. There were no visitors present.

2. Minutes Review/Approval (action)

Minutes:

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

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

There was no public present.

4. Review Title 11 Chapter 1 Subdivision Code (discussion)

Minutes:

There was a question of adjusting the definition of proposed subdivision because the plat has not been approved or recorded. Assistant City Manager Kulow will research that through legal counsel and get back to the Commission with the correct answer.

5. Review Title 11 Chapter 2 Subdivision Code (discussion)

Minutes:

The Commission discussed chapters 3 and 4 of the subdivision code along with chapter 2 and considered condensing them into chapter 2 of the code. They will review in more detail before making a decision. During this discussion the question of why six copies of a sketch plan must be presented to the Planning Commission at the preliminary meeting. Commissioner Bennett explained that one was distributed to the Fire Chief, Public Works Director, County Inspector (if property was at the edge of

town), Sanitation Dept., San Juan Health, and any other departments that may be involved with development for their feedback on how the development would impact the community. She further stated that these plans needed to include scale to help determine the topography of the area. Assistant Manager Kulow will consult with Public Works Director Langston to determine what measure of scale would be best to include in the code.

6. Administrative Communications

Minutes:

City Recorder Gill informed the Commission that the City has no more water meters available. There is a severe supply chain issue and Mountainland is currently working on getting some more in stock. The City is holding onto the two they have for the current new builds in progress. Assistant Manager Kulow will keep the Commission informed of any changes the City Council makes during the discussions of the R1 and R2 codes. He will also be advertising the open position on the Commission with the expectation of an interview by the Planning Commission before recommendation to the City Council. The next meeting of the PC will be Sept. 6, 2022.

7. Next Meeting Agenda

Minutes:

Approval process and Platting

8. Adjournment (action)

Minutes:

MOTION was made by Commissioner Bailey to adjourn the meeting at 8:38 p.m. and was seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

Audio File

https://soundcloud.com/user-250815044/2022-08-02-planning-commission?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

adopted on 09/06/2022