

OPENING

Chairperson Prentice brought the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Commissioner Angell
Commissioner Jorgensen
Commissioner Fralish

Deputy Clerk Ben Billingsley

EXCUSED

Chairperson Prentice

NO CONFLICT-OF-INTEREST DECLARATIONS

CONSENT AGENDA

- A. Approval of meeting minutes for January 8, 2020
- B. Approval of meeting minutes for May 13, 2020

MOTION:	Commissioner Jorgensen moves to approve the minutes for January 8, 2020 and May 13, 2020.	
SECOND:	Commissioner Fralish	
VOTE:	Chairperson called for a vote:	
	Commissioner Jorgensen	Aye
	Commissioner Fralish	Aye
	Commissioner Prentice	Absent
	Commissioner Angell	Aye

The vote was unanimous, and the motion carried.

DISCUSSION AND ACTION

1. Public Hearing for GENERAL PLAN MAP CHANGE of Parcels AV-1376-A and AV-1376-M from R-1 Residential 1 acre to Agricultural. Applicant Jeff and Susanne Spendlove.

Commissioner Angell opens the public hearing.

Jeff Spendlove- Explains they will be building a home on the one-acre lot and another home on the 19 acres.

Commissioner Angell closes the public hearing.

2. Public Hearing for ZONE CHANGE of parcels AV-1376-A and AV-1376-M from OST/OSC Open Space to A-10 Agricultural 10 acre and the Southwest Corner of AV-1376-M to RE-1 Rural Estates 1 acre. General Plan Designation R-1 acre. Applicant Jeff and Susanne Spendlove.

Commissioner Angell opens the public hearing.

Commissioner Angell closes the public hearing.

3. Discussion and possible action on General Plan Map change of parcels AV-1376-A and AV-1376-M from R-1 to Agricultural.

MOTION:	Commissioner Angell moves to approve the change of the general map for AV-1376-A and AV-1376-M from R-1 to AG.	
SECOND:	Commissioner Fralish	
VOTE:	Chairperson called for a vote:	
	Commissioner Jorgensen	Aye
	Commissioner Fralish	Aye
	Commissioner Prentice	Absent
	Commissioner Angell	Aye

The vote was unanimous, and the motion carried.

4. Discussion and possible action on zone change for parcels AV-1376-A and AV-1376-M from OST/OSC to A-10 and RE-1.

MOTION:	Commissioner Angell moves to approve the zone change for parcel AV-1376-A and AV-1376-M from OTC/OSC to AG-10 and RE-1 respectively.	
SECOND:	Commissioner Jorgensen	
VOTE:	Chairperson called for a vote:	
	Commissioner Jorgensen	Aye
	Commissioner Fralish	Aye
	Commissioner Prentice	Absent
	Commissioner Angell	Aye

The vote was unanimous, and the motion carried.

5. Public Hearing for proposed changes to 11.02.040 Necessity of Plat; Exemption from Plat Requirements.

Commissioner Angell opens the public hearing.

Mary Cannaday- Mentions she supports the process of streamlining lot splits. She does not support our current process. Her primary objection is the Mayor being the final decision maker. She feels the Planning Commission has no role in this process. States when you couple the oversight with the lack of planning you get the problems we are seeing today. She feels there is not enough oversight of the mayor to prevent him from passing lot splits that should not be passed. She cannot support a process that allows this potential for error. She believes the changes being proposed will make the problems worse. She mentions sending the Planning

Commissioner Angell a list of changes she believes will be beneficial to this process. She encourages more citizens to become involved in the meetings and planning process.

Commissioner Angell closes the public hearing.

6. Discussion and possible action on changes to 11.02.040 Necessity of Plat; Exemption from Plat Requirements

Commissioner Angell- Asks to hear some input from town staff on what prompted the proposed changes.

Mayor Lisonbee- States the reason we are looking at these changes is because every time we do a lot split, we get GRAMA requests coming in, challenging us for not doing it right. One of the things they always challenge us on is the utility condition was not signed off, however, we do not have a utility condition and because we do not have that condition, people are claiming we are not doing these lot splits legally. People also say that it must be done by deed. A deed is essentially creating a lot. We have also received challenges on having a road requirement. We did some research on the state code and are trying to clean up our process to match the code. We worked with the Town Attorney to determine what changes would be necessary in this process to mimic the state code.

Attorney Guzman- Explains we are also trying to make the process simpler. We want people to get a record of survey from their surveyor that states they meet all our requirements. If there are any needs for easements or roadways, those would be shown on the survey.

Commissioner Angell- Is it true that there will have to be a deed produced from the split, no matter what? Asks for clarification on why the section for deeds states “or” instead of “and”.

Mayor Lisonbee- We would like to do it that way, but it is not a requirement. We cannot really ask for a deed, only a draft deed because the recorder’s office would not grant a deed until the lot split is approved by the town. That is why we decided to word it as “or”. We have also changed the utility condition.

Commissioner Angell- Expresses the changes do appear to upgrade our current process. Asks Mary Cannady if she would like to give any thoughts on what was discussed.

Mary Cannaday- States she thinks the changes are important, but they are not what her grievances are. She feels it is inappropriate to have the mayor be the only one signing off and overseeing these lot splits. States she has spoken with the fire department and the water district and neither of them can confirm they were asked to investigate any of the lot splits granted.

Commissioner Angell- Explains that is because the way it was written before the changes discussed today. Requirements currently state they must get a signature from a committee that does not exist.

Mary Cannady- Mentions she spoke with the St. George city office and learned that one of their requirements is approval from the land use authority and her understanding is the authority can be from the town council or someone designated as a representative of the land use authority which is like the Apple Valley ordinance that allowed us to designate someone as our appeal authority.

Commissioner Angell- Expresses his understanding of her view but states we are limited when it comes to town staff. Recommends to the town that we approve what is proposed today and then look at what additional changes can be made to the process.

Attorney Guzman- Specifies what wording to use for the additions.

MOTION:	Commissioner Angell moves to approve the amendments with this addition as indicated; a notice of application will be approved on a town council agenda as well as signature blocks for each approving party; to 11.02.040 exemption of plat requirements.	
SECOND:	Commissioner Fralish	
VOTE:	Chairperson called for a vote:	
	Commissioner Jorgensen	Aye
	Commissioner Fralish	Aye
	Commissioner Prentice	Absent
	Commissioner Angell	Aye

7. Public Hearing for proposed zone creation 10.10.130 CRZ Camping Resort Zone

Commissioner Angell opens the Public Hearing.

Commissioner Angell closes the Public Hearing.

8. Discussion and possible action on proposed zone creation 10.10.130 CRZ Camping Resort Zone

Commissioner Jorgensen- Asks for clarity on some of the wording throughout the ordinance. She also points out a few typos that need corrected. Asks if they could add in some wording to specify, they cannot plant oleanders as they are poisonous.

Commissioner Angell- Suggests they add in wording that is generic such as “cannot plant any species that is poisonous to the community or the animals.”

Attorney Guzman- Explains the problem with telling people they cannot plant certain things is that we would have to create penalties and other forms of enforcement.

Commissioner Angell- Recommends they table this until the commission can investigate the plant issue.

MOTION: Commissioner Angell moves to table the creation of 10.10.130 CRZ Camping Resort Zone.
SECOND: Commissioner Fralish
VOTE: Chairperson called for a vote:
Commissioner Jorgensen Aye
Commissioner Fralish Aye
Commissioner Prentice Absent
Commissioner Angell Aye

The vote was unanimous, and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish moves to adjourn
SECOND: Commissioner Jorgensen
VOTE: Chairperson called for a vote:
Chairperson Prentice absent
Commissioner Jorgensen Aye
Commissioner Fralish Aye
Commissioner Angell Aye

The vote was unanimous, and the motion carried.

Meeting adjourned at 7:21 pm.

Date approved: _____

Chairperson

ATTEST BY: _____