



Planning Commission Members in Attendance: Commissioners Trevor Wood, Jessica Tolman, BreAnna Nixon, LaDawn Moak, and Drew Hoffman.

Commissioners Mike Weight and Mike Romero were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, Staff Planner Aspen Stevenson, Recorder Amalie Ottley, Veronica Jackson, Brenan Jackson, Kaycee Feild, Darryl Depew, Kathleen Lange, Monte Depew, Ryan Depew, Maclee Anderson, Jade Anderson, Shad Feild, and other various members of the public.

Commission Chair Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought

PLEDGE OF ALLEGIANCE

Amalie Ottley led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:02 p.m.

No members of the public wished to address the Planning Commission in the Public Forum.

Commission Chair Wood closed the Public Forum at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: FEILD RANCH REZONE REQUEST

Planner Stevenson introduced the request to change the zoning of approximately 29.39 acres of parcel numbers 30:092:0009, 30:092:0018, 30:092:0011 from the Residential Agriculture (R-Ag) zone to the Commercial (C1) zone located at 4279 West 12800 South. This rezoning proposal is at the request of applicants Veronica Feild Jackson, Kaycee Feild, Maclee Anderson, Jade Anderson, Shad Feild, and Brenan Jackson who hope to develop a luxury RV resort at their property.

One of the applicants, Brenan Jackson attended the meeting to present the proposal for the rezone request to the Planning Commission. He stated that along with the rezone, the family plans to have a western museum and RV Resort. He indicated that the RV Resort would allow for short term stays only, not long term.

Commission Chair Wood opened the Public Hearing at 7:05 p.m.

Monte Depew asked for clarification of short-term stays for the RV Resort. The applicants indicated that stays would be 28 days or less.

Another member of the public asked about the infrastructure for the resort. The applicant indicated that they would go through the site plan approval process with the City as required by City Code.

Ryan Depew addressed land use guidelines in the City's General Plan. He expressed his concern about noise and traffic on the proposed property. He also expressed that he is supportive of the applicant's opportunity to create the RV Resort

Commission Chair Wood closed the Public Forum at 7:09 p.m.

Maclee Anderson, representing the applicant, commented that their goal as the applicant is to keep the agricultural feel and the land in the area rather than develop homes. She indicated that the plans would include trees and barriers for neighboring properties.

Commissioner Tolman inquired about the use of the land now. The applicant indicated that the land is currently used for farming and livestock. Commissioner Hoffman and Assistant Manager Bond discussed the zone changing to a C1 Commercial Zone. Currently, the city does not have a specific land use that coordinates with RV Resorts. Assistant Manager Bond indicated that with the rezone, the code will need to include language that will define what an RV resort is and what should or should not be allowed. The Planning Commissioners discussed at length with the applicant the need for the City to create a zone that will fit an RV resort and the needs of an applicant so as not to allow RV resorts in every C1 Commercial Zone that already exists in the City.

Commissioner Nixon made a motion to forward a positive recommendation to the City Council to rezone 29.39 acres of parcel numbers 30:092:0009, 30:092:0018, 30:092:0011 from the Residential Agriculture zone to a newly created zone that will fit an RV Resort or the needs of the applicant. Commissioner Tolman seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

ADJOURNMENT

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:34 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood