

**OPENING**

Chairperson Prentice brought the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

**ROLL CALL/PRESENT**

Co-Chairperson Angell  
Chairperson Prentice  
Commissioner Zaharias  
Commissioner Fralish

Deputy Clerk Ben Billingsley

**ABSENT**

Commissioner Jorgensen

**DISCUSSION AND ACTION**

**1. Discussion and possible action for zone change of AV-1335 from Commercial C-2 to Recreational Vehicle Park Zone. Applicant Aaron Stout**

**MOTION:** Planning Commissioner Fralish moves to deny the zone change for AV-1335.

**SECOND:** Co-Chairperson Angell

Commission has a discussion regarding the reason for denial. Co-Chairperson Angell mentions the applicant does not meet the 10 acre minimum.

Commissioner Zaharias mentions that he feels a 10 acre parcel is too large for RV parks. He feels that would hold too many trailers. The Commission feels they should review this ordinance and possibly make some changes in the near future.

**VOTE:** Chairperson called for a vote:  
Co-Chairperson Angell           Aye  
Chairperson Prentice           Aye  
Commissioner Jorgensen       Absent  
Commissioner Zaharias       Aye  
Commissioner Fralish       Aye

Vote is unanimous and the motion carries.

**2. Discussion on point system for Rural Estates animal allowances**

Chairperson Prentice clarifies that this is not a public hearing. The Planning Commission will be working on the language and we will likely have a public hearing on the proposed language sometime in March. She reads through her personal notes on what she would like to see in the Rural Estates zoning. She would like to see a business license requirement for anyone selling animal products including eggs and milk. She goes through the points system and the changes she would like to make.

Co-Chairperson Angell takes a couple informal polls, including how many in the audience own horses; the majority of audience members respond affirmatively. He also inquires how many live in Rural Estates zoning, with a similar majority response. He also inquires how many live on one acre parcels, with a majority of residents responding affirmatively. He also states that his bigger concern is that the animals are well cared for and picked up after, rather than the actual quantities of animals.

Co-Chairperson Angell clarifies again that this meeting is not a public hearing, but rather a meeting where the public is invited to attend. He clarifies that the quantity of animals needs to be addressed as well as what nuisance means and the care of animals.

Commissioner Fralish also agrees that the primary concern is the care and maintenance of the animals.

Commissioner Zaharias states that oftentimes you may have one horse that is no longer rideable but they don't want to put the animal down.

Chairperson Prentice states that she would like to keep the point value at 100 for an acre of land and keep the point system which would only allow 2 large animals. She suggests that horses be adjusted to 25 points, and cows at 50 points.

Co-Chairperson Angell also suggests that the nuisance factor is the biggest concern, and hopes the public discussion talks about how to address the nuisance factor of the code rather than just focusing on the total number of animals.

Chairperson Prentice suggests that we schedule a work meeting to work on the language. She then takes an informal poll as to how many would like to see large animals at 25 point per acre.

Co-Chairperson Angell inquires how many would like to participate in a survey that would take into consideration the animal allowances in Rural Estates zoning.

Dale Beddo inquires how many commissioners have horses. He says there is a purpose for having animals. His family is running cattle and they use them for more than just recreational purposes.

Co-Chairperson Angell clarifies that Chairperson Prentice's notes are just her thoughts at this time, and the language will be worked on.

<b>MOTION:</b>	Commissioner Fralish moves to close discussion on the ordinances as marked.
<b>SECOND:</b>	Commissioner Zaharias
<b>VOTE:</b>	Chairperson called for a vote:
	Co-Chairperson Angell           Aye
	Chairperson Prentice           Aye
	Commissioner Jorgensen       Absent
	Commissioner Zaharias       Aye
	Commissioner Fralish         Aye

### 3. Discussion and possible action for Shipping Containers

**MOTION:** Chairperson Prentice moves to table this agenda item  
**SECOND:** Commissioner Fralish  
**VOTE:** Chairperson called for a vote:  
Co-Chairperson Angell Aye  
Chairperson Prentice Aye  
Commissioner Jorgensen Absent  
Commissioner Zaharias Aye  
Commissioner Fralish Aye

**APPROVAL OF MINUTES**

A. Approval of Minutes for 01.08.2020

**MOTION:** Chairperson Prentice moves to approve minutes for January 8<sup>th</sup>, 2020.  
**SECOND:** Co-Chairperson Angell  
**VOTE:** Chairperson called for a vote:  
Co-Chairperson Angell Aye  
Chairperson Prentice Aye  
Commissioner Jorgensen Abstain  
Commissioner Zaharias Aye  
Commissioner Fralish Aye

Planning Commission watches a video from the Land Use Academy of Utah regarding the municipal General Plan.

**ADJOURNMENT**

**MOTION:** Chairperson Fralish moves to adjourn  
**SECOND:** Commissioner Zaharias  
**VOTE:** Chairperson called for a vote:  
Co-Chairperson Angell Aye  
Chairperson Prentice Aye  
Commissioner Jorgensen Absent  
Commissioner Zaharias Aye  
Commissioner Fralish Aye

The vote was unanimous and the motion carried

Meeting adjourned at 6:50 pm.

Date approved: 3/25/20

Janet Prentice  
Chairperson

ATTEST BY: Ben Billingsley  
Ben Billingsley, Deputy Clerk