

OPENING

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

ROLL CALL/PRESENT

Chairperson Prentice
Commissioner Jorgensen
Commissioner Zaharias
Commissioner Fralish

Deputy Clerk Ben Billingsley

ABSENT

Chairperson Angell Excused

APPROVAL OF MINUTES

A. Approval of Minutes for January 22, 2020

MOTION: Chairperson Prentice moves to approve the minutes for January 22, 2020
SECOND: Commissioner Fralish
VOTE: Chairperson called for a vote:

Chairperson Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Zaharias	Aye
Commissioner Fralish	Aye

1. Public Hearing for Zone Change AV-1379-A-1 from Rural Estates RE-2.5 to Commercial C-2

Chairperson Prentice opens the public hearing

Chairperson Prentice asks to first hear from Qaiser Yusuf.

Qaiser Yusuf introduces his project. They have 5.9 acres and would like to put small cottages at 800 square feet each. They will sleep about 4 people. They are planning on eliminating the hotel that is shown on the current plan. He has talked with UDOT about road access they mentioned he could do up to 10 units without turn lanes.

This is located by the closed Canaan Gap store.

Margaret Ososki inquires what the cottages will look like- Each will have a small bathroom and kitchenette.

Rich Ososki asks if there will be a manager for the units living on site- There will be an onsite manager. The area will include a larger unit for the onsite manager.

Rich Kopp asks that if 15 units will be built initially, if the turn lanes will be a part of the project from the beginning. Mr. Yusuf states that it will be part of the project once they have built 13 residence then they will get the turn lanes in.

Rich Ososki inquiries about lighting- Mr. Yusuf responds that they will be shielded lights and will be compliant with codes.

Chairperson Prentice asks about the chapel- Mr. Yusuf mentions they would like to have religious gatherings, it will be non-denominational.

Commissioner Fralish asks if there will be privacy fencing built between neighbors- They would like to have fencing that preserves the mountain views.

Margaret Ososki- This is right along the roadway and will have native landscaping.

Chairperson Prentice closes the public hearing.

2. Discussion and possible action on zone change application for AV-1379-A-1 from Rural Estates RE-2.5 to Commercial C-2. Applicant My Living LLC, Qaiser and Mary Yusuf

MOTION:	Commissioner Fralish moves to table this item until they receive staff comments.
SECOND:	Chairperson Prentice
VOTE:	Chairperson called for a vote:
	Chairperson Prentice Aye
	Commissioner Jorgensen Aye
	Commissioner Zaharias Aye
	Commissioner Fralish Aye

3. Public Hearing for Zone Change AV-1376-L from Open Space to Agricultural

Chairperson Prentice opens public hearing.

Chairperson Prentice asks about all-purpose buildings- Mr. Timpson mentions a small shelter for people who are coming out to use/care for the animals and plants. This would not be for overnight stays.

Margaret Ososki inquires what Mr. Timpson would like to do- Mr. Timpson mentions the building would be a place to gather for educational meetings or a place to break while working on the farm. They will have animals and farming.

Sharon Zaharias says that she feels what Mr. Timpson wants to do with the property is in line with this community.

Debbie Kopp asks if this a learning facility- They will have horse training stables and teach people to ride.

Margie Ososki mentions this sounds like a commercial equestrian facility if they will be training and teaching people. Mr. Timpson said this will not be open for business but rather a place for family and friends.

Chairperson Prentice closes the public hearing.

4. Discussion and possible action on zone change application for AV-1376-L from Open Space to Agricultural. Applicant Richard Timpson

MOTION: Chairperson Prentice moves to recommend for approval, to the town council, a zone change for AV-1376-L from Opens Space to AG-20 (Agricultural 20 acre).
SECOND: Commissioner Zaharias
VOTE: Chairperson called for a vote:
Chairperson Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye

The vote was unanimous and the motion carried

ADJOURNMENT

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

The vote was unanimous and the motion carried

Meeting adjourned at 6:26 pm.

Date approved: April 8, 2020

Janet Prentice
Chairperson

ATTEST BY: Ben Billingsley
Ben Billingsley, Deputy Clerk