

**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  
Commissioner Angell

Deputy Clerk Ben Billingsley

**Declaration of Conflicts of Interest**

**DISCUSSION AND ACTION**

- 1. 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.**

Ben mentions the Agent Authorization needs to be corrected before any final action takes place.

The final plan would be for 41 cottages. They discuss whether this would work better as a planned development.

**MOTION:** Commissioner Fralish moves to accept the zone change for AV-1379-A-1 from RE-2.5 to Commercial C-2, conditional on receiving a new, corrected, Agent Authorization form for the application.

**SECOND:** Co-Chairperson Allen

**VOTE:** Chairperson called for a vote:

Commissioner Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Zaharias	Aye
Commissioner Fralish	Aye
Commissioner Angell	Aye

**WORK MEETING DISCUSSION**

- 2. Survey Results for Rural Estates Point System and discussion**

Co-Chair Angell discusses a draft he has been working on for the point system. He discusses some of his ideas. Exceptions for 4H are mentioned. Perhaps the town can find locations people can place manure. They discuss whether small animals should be included in the point system.

**3. General Plan Map**

The commission discusses the map and the minimum size for lots. They discuss if it is necessary to include some portion of the area for commercial near the highway. They discuss the options for making changes to the entire map, do they do it all at once or piece by piece. They also bring up the option of taking a field trip through town to discuss the map and different options.

**4. RV Park Zone 10.10.100**

Commissioner Zaharias has been working on this, he shares his feelings about the current code and what changes he feels would be appropriate. He feels a 10 acre minimum is too large because that would only allow for more trailers. He suggests that be a maximum. He would like to see something in the code considering the approach for check in being elongated and within the property to keep trailers off the highway. Asphalt and grass is what you usually see in RV parks, not curb and gutter. He suggests adding a length of stay clause to the code. Commissioner Angell likes the 10 acre minimum so the commission will work together to create design standards that will address any concerns including the number of units that would be allowable.

**5. Shipping Containers (Public Hearing held 9/25/2019)**

The commission discusses options for shipping containers, including the size of container in relation to the size of lot. They discuss the importance of containers being placed in locations that meet minimum setback requirements, as established. Commissioner Allen asks for the results of the survey. They discuss the logistics of permitting when electricity is run to a container with the associated cost of application. Ben mentions the minimum fee for a building permit is \$375.00. Having a permit requirement for all containers (possibly at no cost when electricity is not being brought) would allow the town to verify setbacks are followed. They discuss what uses are appropriate. This includes not being used as living space. They would like to make clear within the code that the color must blend well with the landscape and/or the home. No limit on size or number of units on parcels over 5 acres. Ben will write these items up into a formal proposal for the code.

**ADJOURNMENT**

<b>MOTION:</b>	Commissioner Jorgensen moves to adjourn	
<b>SECOND:</b>	Commissioner Zaharias	
<b>VOTE:</b>	Chairperson called for a vote:	
	Commissioner Prentice	Aye
	Commissioner Jorgensen	Aye
	Commissioner Zaharias	Aye
	Commissioner Fralish	Aye
	Commissioner Angell	Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:57 pm.

Date approved: 4/8/20

Janet Prentice  
Chairperson

ATTEST BY: Ben Billingsley  
Ben Billingsley, Deputy Clerk