

## **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 Angell  
Commissioner Jorgensen (Zoom)  
Commissioner Zaharias  
Commissioner Fralish

Deputy Clerk Ben Billingsley

## **NO CONFLICT OF INTEREST DECLARATIONS**

## **DISCUSSION AND ACTION**

- 1. Introduction and Public Hearing for zone change on AV-1338-H-3 from OST/OSC to CTP Cabin or Tiny Home Parks**

### **CHAIRPERSON PRENTICE OPENS THE PUBLIC HEARING**

Robert Campbell introduces the zoning changes for his property to a cabin designation. He has tried previously to open his cabins as vacation rentals but they were not laid out properly for that designation. He understands the requirement of placing a fire hydrant within range of the properties. This will be approximately 600 feet. The property is a little more than 11 acres, and they own both the parcel to the east and the west. This property is currently OST and is not part of the subdivision. The property has 3 cabins that were put there in the late 1970's or early 80's. They were originally built in 1947 in Zion National Park. The Hinckley family relocated the cabins here. Some people think they want to expand and add cabins to the property. Mr. Campbell states he would like to use the 3 cabins already on the property and they would continue to live there as on-site managers.

Fire Chief states that the roads must be brought up to standards, along with the improvements for hydrants.

### **CHAIRPERSON PRENTICE OPENS PUBLIC COMMENT**

Craig Rosequist suggests if they get the zone change they can sell the property and it could then be used for multiple cabins.

The Campbell's have no intent or desire to move from this land.

Robert Campbell states that he spoke with some of the residents that signed the form letter. He states many of those letters were signed under the impression that there would be 100+ cabins on the property. He said his direct adjacent neighbors support the project.

**COMMISSIONER PRENTICE CLOSES THE PUBLIC HEARING**

**2. Discussion and possible action on zone change application for AV-1338-H-3 from OST/OSC to CTP Cabin or Tiny Home Parks. Applicant Robert and Maria Campbell**

Commissioner Angell asks if it was possible to rent the cabins out without the zone change, he'd like to know what it would take to pursue. Mr. Campbell explains they have tried this method several times with BB and Vacation rental and they have not been successful. Their intent is to keep this property rustic and historic.

Commissioner Angell asks what the Planned Development project is directly adjacent. The Jepson Canyon resort project is discussed and what the impact of that project would be.

Commissioner Zaharias states that if the Jepson canyon project goes through, it would have a much larger impact on the community than these cabins.

The question is posed if the property was flipped who would be comfortable with someone coming in and building 50 cabins. The response by commissioners to this question a unanimous no. Perhaps they could allow a grandfathering for this situation that would allow the cabins to be rented in the current state of the property.

<b>MOTION:</b>	Commissioner Angell moves to approve the zone change application	
<b>SECOND:</b>	Commissioner Zaharias	
<b>VOTE:</b>	Chairperson called for a vote:	
	Chairperson Prentice	Aye
	Commissioner Jorgensen	Aye
	Commissioner Zaharias	Aye
	Commissioner Fralish	Aye
	Commissioner Angell	Aye

The vote was unanimous and the motion carried

**3. Discussion on proposed Camping Resort Zone**

Mayor explains he has requested PC to look at this because the RV park zone is extremely restrictive. He states the camping resort zone should allow for the accommodation of tents. He doesn't like the curb and gutter, but a rolled curb instead. This would allow an RV park to have some tent or cabin rentals as well. This would replace the RV zone. Planning Commission would like to have another draft of this put together followed by a public meeting with hearing.

Commissioner Angell would also like to see a 6 month temporary zoning ordinance put into place or a draft begun.

**ADJOURNMENT**

**MOTION:** Commissioner Fralish moves to adjourn  
**SECOND:** Commissioner Angell  
**VOTE:** Chairperson called for a vote:  
Chairperson 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 6:29 pm.

Date approved: 9-9-2020

Janet Prentice  
Chairperson

ATTEST BY: Ben Billingsley  
Ben Billingsley, Deputy Clerk