

OPENING

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

ROLL CALL/PRESENT

Chairperson Browning
Commissioner Forrest Kuehne
Commissioner Janet Prentice

Town Recorder Michelle Kinney

EXCUSED

Commissioner Wenn Jorgensen
Commissioner Blake Seese

OTHERS

Alternate Commissioner Lee Fralish

Fire Chief
Mayor Marty Lisonbee
Council Member Debbie Kopp
Council Member Denny Bass
Margie Ososki SW Mosquito Board
Council Member Edwardsen

PUBLIC HEARINGS

A. HEARING ON ZONE CHANGE AV-1365-K FROM OST TO RE5 FOR RICHARD AND DEBBIE KOPP

OPEN HEARING:

MOTION: Chairman Browning moves to open hearing for zone change AV-1365-K from OST- RE5

SECOND: Commissioner Prentice

VOTE: Chairperson Browning called for a vote:

Commissioner Kuehne-	Aye
Chairperson Browning -	Aye
Commissioner Prentice-	Aye

The vote was unanimous and the motion carried.

Rich Kopp- they would like to build a home and therefore need to change the zone.

CLOSE HEARING:

MOTION: Commissioner Kuehne moves to close the public hearing for zone change for AV-1365-K from OST to RE5, Richard and Debbie Kopp.

SECOND: Chairperson Browning

VOTE: Chairperson Browning called for a vote:

Commissioner Kuehne-	Aye
Chairperson Browning -	Aye
Commissioner Prentice-	Aye

The vote was unanimous and the motion carried.

DISCUSSION AND ACTION:

B. ZONE CHANGE FROM FOR AV-1365-K FROM OST TO RE5 FOR RICHARD AND DEBBIE KOPP

MOTION: Commissioner Prentice motions to send this to the town council for zone change for AV-1365-K to town council for approval

SECOND: Commissioner Kuehne

VOTE: Chairperson Browning called for a vote:

Commissioner Kuehne-	Aye
Chairperson Browning -	Aye
Commissioner Prentice -	Aye

The vote was unanimous and the motion carried.

DISCUSSION AND POSSIBLE ACTION

C. AMENDMENT OF 10.25.240 GARAGE SIZE LIMITS

Mayor Lisonbee discusses how we currently have garages that can be no larger than 50% of the footprint of the home. Shows pictures of garages from Dixie Springs area in Hurricane.

Rich Kopp- Before the parade of homes he was set against this. He is afraid that it will be metal buildings. But if the garages match the house then they should be allowed.

Margie Ososki- She is concerned about people running businesses out of large garages.

Richard Fischer-mentions these people would need to have a business license and there is a difference between a home office and a home business.

Frank Lindhardt- Makes a recommendation that we just double what is currently on the books to become 100% footprint of size of home. On the Detached, he thinks the size should be limited based on the size of the lot.

Chairperson Browning mentions that with amendments and we still need to have a hearing.

Commissioner Kuehne discusses and reads from the changes that mayor had marked. The street from the house is the front yard no matter the direction of the house.

Prentice motions to amend in a work meeting on 10.25.240 and then have a public hearing with the finished product.

There is discussion about where the front setback is located and what is considered the front of the home.

Commissioner requests that the Recorder add this to a google doc's document for the commission to review and make comments on. They will then follow up with a work meeting.

PRESENTATION

D. JEPSON CANYON LAND OF MANY NATIONS MASTER PLAN PRESENTATION

Time Stamp 35:00

Cynthia turns the time over to Jepson Canyons David Calder for a presentation about the Jepson Canyon Project.

Land of Many Nations will be the first phase of this development with a gift shop, Amphitheatre and restaurant. People will be staying overnight in Teepee's. They will build a million gallon water tank on the hill and turn that over to the town. This water tank will be regulated by a hydroelectric plant. In future phases there will be a lodge, wellness center, Geological center, Challenger center (where kids can be an astronaut for a day), spa, golf course with pro-shop, bronze stage coach exhibit, science center with an observatory and neighborhoods with luxury homes. They will use downward light make dark sky lighting a priority. There will be a waste water treatment system for this community. They would like to use solar windows as solar panels.

Commissioner Kuehne asks if this is a planned development. Yes this will be PDR and PDC.

ADJOURNMENT

MOTION:	Commissioner Prentice motions to adjourn
SECOND:	Chairperson Browning
VOTE:	Chairperson Browning called for a vote:
	Commissioner Kuehne- Aye
	Chairperson Browning - Aye
	Co-Chairperson Janet Prentice- Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:08 pm.

Date approved: ^{JP} 5-28-2019

Janet Prentice

Chairperson ~~Browning~~ Janet Prentice

ATTEST BY: Michelle Kinney
Michelle Kinney, Recorder