OPENING

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

ROLL CALL/PRESENT

Commissioner Angell
Commissioner Prentice
Commissioner Jorgensen
Commissioner Zaharias
Commissioner Fralish

Deputy Clerk Ben Billingsley

DISCUSSION AND ACTION

1. **NOMINATION AND APPOINTMENT OF CHAIRPERSON**

Janet Prentice opened the discussion. Wenn Jorgensen nominated Janet Prentice to be the chairperson

MOTION:	Planning Commissioner Jorgensen moves to nominate Janet Prentice to be the Chairperson.	
SECOND:	Commissioner Fralish	
VOTE:	Chairperson called for a vote:	
	Chairperson Angell	Aye
	Commissioner Prentice	Aye
	Commissioner Jorgensen	Aye
	Commissioner Zaharias	Aye
	Commissioner Fralish	Aye

2. **NOMINATION AND APPOINTMENT OF CO-CHAIRPERSON**

Chairperson Prentice nominates Allen Angell as Co-chair.

MOTION:	Chairperson Prentice moves to nominate Allen Angell as Co-Chairperson.	
SECOND:	Commissioner Zaharias	
VOTE:	Chairperson called for a vote:	
	Chairperson Angell	Aye
	Commissioner Prentice	Aye
	Commissioner Jorgensen	Aye
	Commissioner Zaharias	Aye
	Commissioner Fralish	Aye

3. PUBLIC HEARING – AV-1335 from Commercial C-2 to Recreational Vehicle Park Zone – Applicant Aaron Stout

Aaron Stout acknowledged the code requiring 10 acres. The current 2 parcels had been a single parcel, and in order to provide better access, the property owners donated a section of land which segregated the parcels. The code does not indicate the parcel must be contiguous. Aaron mentions that there is an accommodation in the code which allows an RV park less than 10 acres. He mentions this would include approximately 50 RV parking spots and it would be operated with Gooseberry Lodges.

Chairperson Prentice states that the General Plan states RV parks should be located near highway access, but not near residential areas.

Commissioner Angell states that the intent of the code is that an RV park may be less than 10 acres if it is combined with another project such as tiny homes the total land is 10 or more acres.

The approval of an RV park near the Chevron is discussed.
Commissioner Fralish is concerned that it is too close to residential property.

Aaron states that all codes were followed in laying out the proposed RV park. He acknowledges that it is close to homes, but due to the grade of the parcel, it would drop the elevation 7-8'.

Commissioner Angell states that it is so far from the code that he finds it difficult for the Commission to find a way to approve the proposal. He also inquires if it would be possible to acquire an additional 5 acres to the southeast. Aaron responds that he's not sure that would be approved as well.

Chairperson Prentice Opens the Public Hearing-

Craig Rosequist is the property owner directly adjacent to the proposed zone change. He is concerned with noise pollution, barbecues, additional traffic from a transient population.

Richard Ososki states that as a resident of 10 years he is against the proposal. He mentions that he can spot each cabin from his home in Gooseberry. He also mentions light pollution from cars coming and going. Aaron responds that the zoning is already commercial and will have traffic and noise.

Rich Kopp states concern with traffic on the highway.

Joan Dineen asks what Zions Tiny Getaway is. Mayor Lisonbee clarifies that it is a tiny home project that was approved under Mayor Moser. Joan then asks for clarification regarding the contiguous nature of the two properties split by the road, thereby reducing the size of the total parcel. She states Aaron is being penalized because they spit the two lots to build a road for the town. Joan states that she is interested in maintaining property rights especially when it will bring business to this town and is as low profile as this would be. She would also like to know who the numerous neighbors are against this project. She believes or understands that a couple of town council members have gone door to door to gather a petition against this project. She mentions Debbie Kopp and Denny Bass doing this. Aaron mentions as well that there were several residents that mentioned people from the town council that had done this.

Richard Fischer states that they are two separate pieces of property that do not connect. He also states that the turn lanes were installed for another project that he is taking the benefit of, and the ingress and egress lanes are not long enough according to DOT with trailers.

Vernae Hanson states that a petition was brought to her home that was not part of the council.

Robert Campbell believes this is a difficult neighborhood to place such a project with narrow roads and he doesn't agree with Aaron's proposal.

Pam Quayle would like to support the Commission in following zoning regulations and she doesn't believe this fits the code.

Commissioner Fralish mentions the ongoing effort to clean up the code.

Chairperson Prentice closes public comments

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

MOTION:	Chairperson Fralish moves to table discussion on AV-1335 from commercial to recreational.	
SECOND:	Chairperson Prentice	
VOTE:	Chairperson called for a vote:	
	Chairperson Angell	Aye
	Commissioner Prentice	Aye
	Commissioner Jorgensen	Aye
	Commissioner Zaharias	Aye
	Commissioner Fralish	Aye

The vote was unanimous and the motion carried

5. **Discussion and possible action for lot line adjustment on AV-1338-H-1 – Applicant Robert Campbell.**

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

The vote was unanimous and the motion carried

6. **Discussion and Possible Action on Shipping Containers**

Chairperson Prentice mentions the results of the survey and that some want them more than others.

MOTION:	Chairperson Prentice moves to table this item and have a work meeting on this subject with members of the Planning Commission.	
SECOND:	Commissioner Zaharias	
VOTE:	Chairperson called for a vote:	
	Chairperson Angell	Aye
	Commissioner Prentice	Aye
	Commissioner Jorgensen	Aye
	Commissioner Zaharias	Aye
	Commissioner Fralish	Aye

APPROVAL OF MINUTES

A. Approval of Minutes for 9.25.2019

MOTION:	Commissioner Fralish moves to approve minutes for 9.25.2019	
SECOND:	Chairperson Prentice	
VOTE:	Chairperson called for a vote:	
	Chairperson Angell	Aye
	Commissioner Prentice	Aye
	Commissioner Jorgensen	Aye
	Commissioner Zaharias	Abstain
	Commissioner Fralish	Aye

B. Approval of Minutes for 12.11.2019

MOTION:	Chairperson Prentice moves to approve the minutes for 12.11.2019	
SECOND:	Commissioner Fralish	
VOTE:	Chairperson called for a vote:	
	Chairperson Angell	Aye
	Commissioner Prentice	Aye
	Commissioner Jorgensen	Aye
	Commissioner Zaharias	Abstain
	Commissioner Fralish	Aye

ADJOURNMENT

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

The vote was unanimous and the motion carried

Meeting adjourned at 6:39 pm.

Date approved: 2/27/20

Janet Prentice
Chairperson

ATTEST BY: Ben Billingsley
Ben Billingsley, Deputy Clerk