

MINUTES FROM OCTOBER 5TH 2022 PLANNING AND ZONING MEETING:

Attending: Josh Paskett, Steve Daniels, Vickie Ingram, RonDell Skidmore, Rhonda Neal, Tory Richardson

Excused: Parker Venable, Bucky Reeder, Aysha Maddox

Josh welcomed everyone and called the meeting to order.

Minutes from September 2022 meeting were reviewed, again spelling correction were needed, motion to approve with corrected grammar/spelling by Steve, 2nd by RonDell Motion carried.

Building Permits for September 2022 were presented by Tory Richardson, Building Inspector. They were reviewed by commission, Tory indicated he had no concerns. Motion to approve by Josh, 2nd by Steve, motion carried.

Review of proposed City Impact Zone was not available Item tabled

Suggestion from Rhonda Neal to have public workshops to educate the public on New Development Code, after discussion, it was recommended to discuss further in November meeting.

2022-08-01 Development Code Amendments were discussed, with public input.

Re-zoning or amending the Land Use Schedule was discussed. Examples from the public included, Commercial re-zoning off Exit 17, Loren Ward spoke of his storage units, and the possibility of an RV Park, the area would need to be re-zoned, from Ag. to Commercial, PZ Commission felt Mr. Ward should request the re-zone.

Shawn Hamilton gave example of his Salvage/repair shop. He would like to expand but under new code he is not allowed to. Because Shawn's business would fit in with Ag land use, PZ Commission would propose that a C "Conditional Use" be added to the Land Use schedule for this type of business with in Ag Zone.

Stacy Burton approached the Commission with the Item Home Based Business; New Code does not allow Home based business with in Ag Zone. Planning and

Zoning Commission agree to propose adding C "Conditional Use" for home-based business in Ag.

Other rezoning questions from staff were addressed. Russ Powell property in Stone, Randy Gamble property east of exit 17 and a large-scale development north of the Utah Idaho boarded in Woodruff, all would require a re-zone process.

Comprehensive Plan was not addressed, Commission would like to know their responsibility in updating and reviewing. Rhonda will ask Cody.

Motion to Adjourn by Josh, 2nd by Vickie Motion carried

Meeting adjourned at 8:52 pm