

**PLANNING AND ZONING COMMISSION
MINUTES FOR May 5, 2022**

In Attendance:

Commissioners

Dan Muth, Chairman
Oscar Miranda, Vice-Chairman
John Freeman
Kay Hauser
Carey Dobson (Absent)
Bobby Fite (Absent)
Brad Peterson (Absent)
Traegen Knight
Brad Jarvis
Michael Bragiel, Alternate

Staff

Matthew Fish, Director
Shanna Pearce, Plan Reviewer

Working Lunch Session

Called to order at 12:05 p.m.

Item #1 Discussion of the P&Z agenda items below.

No discussion.

Item #2 Discussion of Zoning Ordinance Article 24.

Commissioners and staff discussed the roles of the state, county, and staff, government overreach, and the potential liability created on the county by developing rules and regulations.

Commissioners and staff discussed residential zoning vs. commercial zoning and the County's obligation in protecting the rights of property owners.

Commissioners and staff discussed the purpose of addressing this article and the process needed that would address the concerns, provide the documents needed for enforcement, and to provide for sensible control and harmonious living.

Commissioners recommended that staff amend Article 24 by investigating and defining a permitting and licensing process and complaint driven enforcement; all other concerns were addressed in existing ordinances.

No further discussion.

No action.

Recessed Work Session 1:10 p.m. to open the public meeting.

Reconvened Work Session 1:35p.m.

Item #3 Discussion of Greer Article 6.

Mr. Fish presented the proposed amendments.

Commissioners discussed the recommended changes, addressing the RV issues and adding some elements from Greer Phase 1 into Article 6.

Mr. Fish requested clarification on some of the proposed future GC zoning per the Greer area map for APN's 102-02-001D, 102-02-010, 102-09-002C, 102-08-005C, 102-08-005G, 102-08-014A, 102-08-017B, 102-11-001F, 102-11-001A, 102-11-037, 102-11-009, 102-02-011C, and 102-11-016A.

Commissioners recommended: 102-02-001D GR, 102-02-011C GR, 102-09-002C (Greer Fire Dept.) contact the board, 102-11-016A (Greer Fire Dept.) contact the board, 102-02-010 follow up with landowner GC/GR, 102-08-005C GR, 102-08-005G GR, 102-08-014A GC, 102-08-017B review plat and follow up with landowner, 102-11-001F GR, 102-11-001A GR, 102-11-037 GR, 102-11-009 GR.

Commissioners discussed zoning of government land. Mr. Muth explained that government land could not be zoned without the agency's written acquiescence. Commissioners agreed to no zoning on forest service land allowing potential new owners to choose their zoning based on Article 6 guidelines and to contact the boards of the Greer fire and sanitation districts for their desired zoning.

Commissioners and staff discussed Greer's development ethics and expectations, the history of Greer Phase 1 and Article 6, the role of P&Z, the definition of MH's, the process and implementation of Article 6, clarifying Article 6 so things aren't left up to interpretation, current violations, cleaning up the table, mailing a survey vs. Community meetings, and rewriting vs. amending Article 6. Chairman Muth clarified that the scope of the revision would be narrow, limited rather than a broader consideration.

Mrs. Hauser recommended that staff work with Chairman Muth to develop a survey. Mr. Muth and Mr. Fish agreed.

Commissioners agreed on a timeline; June/July send survey to Greer property owners, August tally survey and update commission, August/September community meeting, September/October recommendation to the BoS, October/November BoS agenda.

Mr. Fish clarified for the commission that Appendix A of the Alpine Community plan was never adopted as an ordinance.

Commissioner and staff discussed including a prayer and pledge before each meeting. Agreed staff would discuss with legal.

Reconvened the regular meeting for adjourn.

Regular Meeting

Item #1 Call to Order.

Chairman Dan Muth called the regular meeting to order at 1:10 p.m.

Item #2 Roll Call/Determination of a Quorum.

Chairman Dan Muth determined a quorum was present with seven (7) commissioners present.

Item #3 Call to the Public

George Iddings expressed concerns with the rewriting of Article 6, the definition of RV's and watercrafts, and feared it would strip away constitutional rights to life, liberty, and the pursuit of happiness. He recommended hiring a third party to write the ordinance.

Michelle Iddings expressed concerns with the rewriting of Article 6, the proposed restrictions of RV's, watercrafts, and trailers. She felt that Article 6 was written more like strict CC&R's for an HOA, an overreach of government, and violated constitutional rights. She proposed mailing a survey to all Greer property owners and offered to donate money to offset or cover the cost.

Item #4 Approval of the minutes from the April 14, 2022 minutes.

No discussion.

Chairman Dan Muth opened for a motion.

Commissioner Brad Jarvis motioned to approve the minutes as presented.

Vice-Chairman Oscar Miranda second the motion.

No further discussion.

Vote, 5 ayes – 0 nays – 2 abstentions

Motion carries.

Item #5 Report from Staff to the Commission

Mr. Fish addressed conditions recommended on a CUP in the April 14, 2022 meeting regarding an older MH. He advised the commission that the state would not recertify the MH as it had the HUD sticker and did not need to be recertified and added that the applicator would not need to honor this stipulation. He also incorporated that the state only recertified mobile homes prior to July 1976.

Reconvened the work session 1:35 p.m.

Item #6 Adjourn
Adjournment 3:00 p.m.