

# PLANNING & ZONING

November 2, 2022

## Final Minutes

### Commission

Bronwyn Wallace -Chair  
Kent Peterson  
Angelea Glazier  
Wyatt Lee

### Attendance

Krystal Percival  
Jean Krause  
Monte Lutz  
Pat Galvez  
Becky Galvez  
Densley

## 1. WORK MEETING-6:00PM

NO WORK MEETING

## 2. REGULAR MEETING-6:37PM

- a. Call to Order – Bronwyn Wallace
- b. Declaration of Conflict of Interest - **NONE**
- c. Review and possible approval of the draft minutes for October 12, 2022  
Kent Peterson motion to approve October 12, 2022 draft Minuets, Wyatt Lee seconded – All AYE / NO NAY
- d. Commissioner Comments  
Bronwyn Wallace talked about how important their jobs are with the roles of Planning and Zoning are. Kent Peterson talked about the tax increase of the Hurricane Valley Fire Department and how important they are for our community.

## 3. OPEN FORUM:

### Limit 2 minutes per speaker

Monte Lutz talked about the price of the medical supplies going up for the increased hike in taxes with the HVFD, however on the bottom of that notice was increased population, He feels that the impact fees should cover that expense. He encourages people to go to that meeting.  
Jean Krause said that she has went to the meetings at the HVFD and the HVFD has asked the county commissioners and they will not give them more money to cover the costs, that is why the tax increase.

## 4. PUBLIC HEARING:

### Motion to close the public meeting and open the public hearing

Angelea Glazier made motion Wyatt lee seconded, All AYE / No Nay

### OPEN PUBLIC HEARING: to allow public input on the following items:

- a. Continued Public Hearing from October 12, 2022: Proposed Subdivision (preliminary plat): Quail Mesa Subdivision from Jeff Lee located V-2-1-26-4421 (South of Rio De Sion)  
Jeff Lee sent in a letter asking to table this as he is not here.
- b. Amending Chapter 16.22 Standards for conditions by use  
Reason for change:
  - Removing irrelevant material and to match other ordinances
  - Add further definition and regulation to lodging termsMonte Lutz asked a couple of questions regarding the setbacks on the hotels/motel or if its next to the residential.  
He feels there is no protection on canvas to turn them into short term rental, we need to state what is allowed and what is not to protect the residents. He also feels that there should be special setbacks for short term rentals.

Pat Galvez stated that on the boarding house states less than or more than 30 days what does that mean?

Jean Krause stated in a STR it states s what can and cannot be a STR and if this goes through anything can be a str. If you are going to change the definition you need to look in the code and look at all where it states STR is in the code and what it will affect. Please look at the VULU code.

## **5. MOTION to CLOSE the PUBLIC HEARING and OPEN the PUBLIC MEETING**

**Wyatt lee motion Kent Peterson seconded All AYE / No NAY**

## **6. PUBLIC MEETING**

- a. Discussion and recommendation to approve or deny: Proposed Subdivision (preliminary plat): Quail Mesa Subdivision from Jeff Lee located V-2-1-26-4421 (South of Rio De Sion)

**Bronwyn Wallace made a motion to continue the public hearing for Quail Mesa Subdivision to December. -Wyatt Lee 2nd – All AYE / NO NAY / Motion PASS**

- b. Discussion and recommendation to approve or deny: Amending Chapter 16.22 Standards for conditions by use

Reason for change:

- Removing irrelevant material and to match other ordinances
- Add further definition and regulation to lodging terms

Commission had a discussion on the definition changes.

**Kent Peterson made a motion to continue this discussion to the December meeting as a work session. Angelea Glazier seconded**

**Wyatt Lee - Nay**

**Kent Peterson - Aye**

**Bronwyn Wallace - Nay**

**Angelea Glazier -Nay**

**Motion Failed (1/4 Vote)**

**Wyatt Lee Made motion to continue Public Hearing to December meeting**


**Angelea glazier second / ALL AYE / / No NAY / Motion Pass**

## **7. ADJOURN PUBLIC MEETING: 7:26pm**

**Motion to Adjourn public meeting**

**Wyatt Lee Motion to adjourn / Angelea Glazier seconded / ALL AYE/ No NAY**

  
Krystal Percival Clerk/Recorder

  
Approved Date