

**Town of La Pointe Planning and Zoning Town Plan Commission
Regular Monthly Meeting Minutes**

Wednesday, January 6th, 2021

4:00PM

Members in Attendance: Suellen Soucek, Chair; Mike Starck, Vice Chair; Jim Peters; Samantha Dobson and Paul Wilharm.

Town Staff: Ric Gillman, ZA

Public Present: Paul Brummer, Charles Brummer and John Soucek

I. Call to Order/Roll Call

Chair calls the meeting to order at 4:00PM. Roll call reflects members in attendance identified above.

II. Public Comment

Charles Brummer expresses concerns in the definitions being considered, he hopes the TPC takes into consideration long-term affects and hopes that the TPC does not acquiesce to the applicant's interpretation. (*paraphrased*)

Paul Brummer expresses concerns about glamping, viewing this as camping. Implores the TPC to be cautious in approaching definitions. (*Paraphrased*)

III. Approval of Previous Minutes

a. Town Plan Commission Regular Monthly Meeting December 2nd, 2020

Peters notes three typo's and clarification of date under Item VII.

Starck motions to approve as corrected, Peters seconds, 5 ayes motion carries.

IV. Zoning Administrators report and update

Unanimous consent to place on file.

a. Review of report and identified issues

ZA reports Mr. Hartzell has informed him he will probably not be back on the island until April of 2021. He also indicated he is "slowing down" on his project planning, though wishes to continue the brushing and roadway maintenance. He addressed the recent letter sent to him from the ZA and thinks there are some good points to consider. He said he will present a representation of this contact via mail or email in order to keep the TPC informed.

V. New Business

a. Consensus

i. Town Plan Commissioners opinion of a Glamping Unit being considered or qualified as a "Single Family Dwelling".

The Town Plan Commissioners were canvased as to their opinion of the above. After discussion the opinions rendered are as follow: Question: Does a "Glamping Unit" as described or portrayed in Hartzell's proposal qualify as a "Single Family Dwelling"?

Soucek – No

Peters – No

Wilharm – No

Dobson – No

Starck – Deferred (believes we need a definition of a "Glamping Unit")

This represents a consensus of the Town Plan Commission opinion. No motion or action accompanies this opinion.

b. Town Plan Commission goals for 2021

Annotation: With Mr. Hartzell's proposals there are several issues related to Zoning and Planning which need to be addressed. Any deliberation of these issues is not pursued to impose any additional requirements on the proposal other than what limits exist in current ordinance. In other words, no ordinance shall be altered to the benefit of or against any shareholder that has made application under ordinance applicable at the time of the application for a land use permit.

i. Definitions:

- 1. Glamping Unit/Single Family Dwelling**
- 2. Resort**
- 3. Commercial Activity**

The ZA provided common definitions of the above for the Commissions consideration. The Commissioners are asked to edit, annotate and consider revisions for inclusion in a Zoning update. This list includes “Glamping Unit”, “Condominium” and “Expandable Condominium”.

ii. Glamp Ground vs Campground

- 1. Ordinance clarification, and/or need for update or inclusion**

The Town of La Pointe has ordinance under zoning pertaining to “Campgrounds”. There is nothing in this ordinance addressing Glamping, Glamping Units, Yurts or incidental dwellings, etc.

- 2. Review of model ordinance adopted in other jurisdictions.**

The ZA distributed an ordinance adopted by Garfield County, Utah in July of 2020 related to “Glamp Grounds.” This ordinance includes some definitions and restrictions. The TPC will review this ordinance and see if the inclusion of some language, regulation, and restriction may be applicable to our existing camping ground regulations.

c. Other issues:

i. Junk Ordinance

- 1. Survey Monkey**

- a. Review of process. Opportunity for community feedback which can be tabulated for future consideration**

Discussion: Costs and procedures were examined. It is the consensus of the TPC to develop the survey monkey for the purpose of community feedback regarding the deliberation of the need for a “Junk Ordinance”. The ZA reviewed some of the numbers related to removal of junked vehicles by the Town. He represented a figure of around 225.00 per vehicle. *Annotation: This estimate is incorrect further discussion with the Town’s Accounting Administrator on 1-7-21 reveals lower costs. The ZA will keep the TPC informed of any further information or developments.*

- 2. Fire Numbers**

- a. Continue as a priority for 2021**

- 3. Review of Comprehensive Plan in relation to possible ordinance updates**

While the Comprehensive Plan is current and dated through 2025, a review is warranted given possible inclusion of definitions and language identified above. The TPC is assigning themselves the task of this review for possible updates if needed.

d. Re-Write proposed timelines/discussion.

It is the stated goal of the TPC to have any revisions to the Zoning Ordinance available for review and Public Hearing by June of 2021.

e. Plan Commissioners special assignments 2021

- i. Fire Numbers – assigned, Wilharm**

- ii. Liaison, Hartzell proposals**

- 1. Research, draft correspondence, public awareness campaign**

Commissioner **Starck** has accepted this assignment.

- iii. Junk ordinance/Survey Monkey tabulation**

- 1. Tabulate survey, correspondence, public awareness**

Commissioner **Peters** has accepted this assignment.

- iv. Camping Units**

- 1. Compliance/Sanitation, correspondence and public awareness**

Commissioner **Dobson** has accepted this assignment.

VI. Old Business

- a. Hartzell Proposal update/correspondence**

b. Hartzell petition for Map Change

- i. Parcel #014-00192-0600 Legal Description: South 254' of W ½ SW1/4 SW ¼ Less MP Condominium V 404 PG 377 & V 473 PG 702 Sec 29 T50N R3W 3.28A.**
- ii. Recommendation to approve or deny to the Town Board or defer per Hartzell request.**

At Mr. Hartzell's request this recommendation is pending though will remain on the agenda until the June TPC RMM at which time the recommendation will be forwarded to the Town Board.

VII. Future Agenda Items

- a. Ordinance definitions and update
- b. Section 1 of the Comprehensive Plan
- c. Hartzell Project
- d. Fire Numbers

VIII. Next Scheduled Meeting

Wednesday February 3rd, 2021 @ 4:00PM

IX. Adjournment

Chair Soucek adjourns @ 4:51PM

Respectfully submitted on 1-7-21 by Ric Gillman, Zoning Administrator

Approved as submitted 2-3-21