Portage Planning and Zoning

Wednesday, April 3, 2019

Portage Town Hall

25880 N 9000 W Portage, Utah

Minutes

**Attendance**: Council Member Martina John, Norma Lasa, Lisa Bingham, Darrell Bell, Chelsie Nelson.

Katherine Munns; Town Clerk.

**Absent:** Richard Poppe, Trever Siebert, Cathe Runyan

**Visiting:** Steve Huggins(left 7:10), Grant Bell.

6:00 PM Work Session - The Planning and Zoning Commission discussed ordinance 103. in 103.1 opening paragraph the commission replaced "enforce" with "Manage". In 103.1 paragraph 1 the commission replaced "issuance" to "violation". In 103.1 paragraph 6 the commission added "The Town Clerk" to the bringing of the sentence. No vote was taken.

The Commission discussed penalties and that the Town Council Members needs to discuss it at the next Town Council to get their opinion on them since they are the enforcer. Picking back up at 104 at the next work meeting.

**Call to Order - 7:00 PM**

**Opening Ceremony-**

**Pledge of Allegiance -**Darrell Bell

**Prayer -** Norma Lasa

1. Review and approve minutes from March 6, 2019 Planning and Zoning meeting. Copies were provided to all Commission members. Motion to accept the March 6, 2019 minutes by Darrell Bell. Seconded by Norma Lasa. Aye votes: Member John, Lisa Bingham, Chelsie Nelson. Motion Passed

2 .Trent Vantassell did not attend but did send Member John a basic outline of his building permit. The Commission agreed that he needs to be present to have his building permit approved. Moved his building permit approval to next meeting in May.

3. Revere Chambers did not attend and was moved to next meeting in May.

4. Steve Huggins provided his subdivision plan. Perk Test was completed and passed. Steve left his subdivision plan with the Town Clerk to be voted on by the Town Council. Motion to accept Steve Huggins subdivision #2 building lot #3 by Chelsie Nelson. Seconded by Norma Lasa. Aye votes: Member John, Lisa Bingham, Darrell Bell.

Steve asked if he needed a building permit for a calving shed. Member John - it depends on how big it is and if it has electricity. That brought up a question with regards to the animal rights ordinance. Member John felt like in her opinion that they needed to go through that section sooner then later but Member Bingham disagreed and that they need to stay focused and stay in order.

5. Member Nelson brought up the length of time that a RV/Camp trailer as a temporary housing unit. As in our ordinances it states that a RV/Camp trailer can be on a piece of land, even if it already has a house on it for 180 days leave for 7 then can come back for another 180 days. Member Nelson thinks that that amount of time is much too long. Nelson stated that she has look into other towns and what their ordinances are concerning this and as example, Perry is 2 weeks.

* Member Bingham - how many properties have an RV/Camp trailer that have people living in them in town?
* Member Nelson - 2 that I am aware of. Member Nelson brought this up because she is concerned that the land is set up as one housing unit, such as septic and the extra people are overusing the septic tank.
* Member Bingham - Are these people staying in the camper using the septic? Member Bingham pointed out that the septic is based on how many bathrooms not how many people are in the house.
* Member Nelson corrected Member Bingham that it is based on the number of bedrooms not bathrooms and if you have people living in the yard in a trailer that it essentially adds bedrooms to the septic.
* Member Bingham - The house size hasn't changed, and is the trailer dumping into the septic?
* Member Nelson, Member John - We don't know if they are or aren't.
* Member Bingham - What I am getting at is that we are making a lot of assumptions and we don't really know what is going on. I have a camper on my property that my father in law using as a smoking room but because he goes out there so often that people might assume that he lives out there. Member Bingham does agree that 180 days then leave for 7 then come back for another 180 days that it does seem excessive amount of time.
* Member John - also agrees that it is too long of a time.
* Member Bingham also pointed out that she understands that people come visit for long lengths of time and that ordinance makes it possible to do that. Bingham understands why Nelson brought it up and understands that it is an excessive amount of time but that she also understands how it is a good thing.
* Member John - pointed out that its 6 months.
* Member Nelson - how would you feel if everyone in town started having someone stay in their yard?
* Member Bingham - I would be more concerned about what they are doing while they are staying in town, if they are being destructive or disruptive or breaking the law. But just visiting their family? I believe that people live in a real setting so that they can have folks come and stay with them. 2 trailers in a town of our size, that percentage is so low. Bingham - is fine with that amount and she has also never heard of it being a major problem but if someone was breaking the law then of course you don't want them staying in town but people want to be able to do what they want on their own property. It is a touchy subject. Bingham - Now if we start seeing a camp trailer with people staying in it for half the year on every property in town then we will have a big problem.
* Member John - In the past I know that it has been a problem because "Joe Blow" sees their neighbor doing it so he thinks that he can have someone come stay on his property and have them pay rent. People start to worry that more people will start doing it too.
* Member Bingham - If that is the concern then when we get to that ordinance that we spell it out that you can't have a renter in a RV/Camp trailer and anyone that stays in the trailer must be a blood relative but not change the length of time.
* Member Nelson - There is an ordinance that states that you can only have one dwelling on a property and does an RV/Camp trailer that have people living in ti for half the year count as a dwelling?
* Member Bingham - A dwelling is a permeant structure, a trailer is not a permeant structure.

Grant Bell had questions on subdividing his property to give his 3 children each a few acres. Member John gave a list and description of what they will need to subdivide. He provided a basic drawing to show the council. The application for water hookups was given to Grant.

Motion to adjourn by Member Bingham. seconded by Member Nelson. Aye votes: Bell, Lasa, John. Motion passed

Adjournment 7:45 pm

Katherine Munns: Town Clerk/Recorder Martina John: Council Member

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