

RANDOLPH PLANNING & ZONING  
BOARD MEETING  
RANDOLPH TOWN OFFICE

July 17, 2019  
7:00 PM

Board Members Present:

Tammy Hoffman  
Don Dalke  
Scott Ferguson  
Lana Peart (clerk)

Absent: Don Dalke, Jayson Limb

Others Present: George Peart, Jared Reddington, Trent Duncan, Jodi Stewart-Browning

Don Dalke called the meeting to order at 7:05 pm. We discussed the minutes from the last P&Z meeting of June 5, 2019. They were moved to be approved by Scott with Don seconding, with one correction, approved unanimously.

The floor was given to Jared Reddington and Trent Duncan to explain their reason for coming to P&Z meeting. They were representing the Bureau of Land Management. They presented their proposal to rebuild their housing structure on first West Street. They brought in their detailed building plans. They indicated that the septic system that is in place passed inspection by Bear River Health Department. The plans were looked over by the board and appeared to be in compliance with all set backs and regulations. They plan to have the contract in place in about 3 weeks and start demolition of the old facility in about a month. It will have an overhead sprinkler system and they will contact Fire Chief Stapel for his OK. Don Dalke moved to accept their plans and Scott seconded, approved unanimously.

Jodi Stewart-Browning was given the floor to explain her reason for being here. She stated that she had owned property in Randolph for 22 years. They are in the final stages or preparing another house on a lot adjacent to theirs that they would like to use for short-term rental. She had been informed about the new ordinance that we were working on limiting these types of rentals to the commercial zone in the town. She came to explain that they had build the second home with the intent of using it for this purpose and felt it was not fair that they could not use it the way they wished. She explained that each home was full of family heirlooms and antiques that they were anxious to share with their family and friends.

The board thanked her for attending and presenting her feelings on the matter. The ordinance has not been finalized yet, so they would take her opinion into consideration.

After Jodi left, the board commented that her plans seemed to fit into the bed and breakfast category, already mentioned in our development code as a conditional use for the residential zone. We read the definition and it seemed to fit her need. The Brownings would need to apply for a conditional use with the Planning and Zoning commission and be approved to use their house as a bed and breakfast.

The board was then presented with the lot split ordinance and short-term rental ordinance that Lana had prepared based on Garden City's models. There were a few comments, but everyone agreed they needed more time to study the ordinance as presented and make any changes.

We decided that everyone would provide Lana with their input by August 1, one week ahead of the next meeting so that she could get the proposed ordinances typed up and we could possibly pass them at the next meeting.

Don moved to be adjourned, Scott seconded, 8:10 pm, approved unanimously.

P&Z Chairman \_\_\_\_\_ Clerk \_\_\_\_\_

Date of Approval \_\_\_\_\_