

I. PROCEDURES

- A. Call to Order Chairman Buck Williams called the meeting to order at 7:00 p.m.
- B. Pledge of Allegiance Chairman Buck Williams led the pledge of allegiance.
- C. Roll Call Present were Chairman Buck Williams, Commissioners Brad Massey, Tony Robertson, Barbara Brutvan, Harry Schmitz, Robert Hupp and Phil LaGro. A quorum was present. Present from Staff were Tim Pettit, Chief Building Inspector, and Pamela Galvan, Deputy City Clerk/HR Administrator.
- D. Adoption of Agenda Commissioner Massey made a motion to adopt the Agenda as presented. Commissioner Hupp seconded the motion, and it carried 7-0.
- E. Approval of Minutes from March 17, 2016 Commissioner Brutvan made a motion to approve the minutes as presented. The motion was seconded by Commissioner Schmitz, and it carried 7-0.

II. PUBLIC PARTICIPATION - None

III.

A. The Commission will review and discuss the application from Under Canvas Group for a Conditional Use permit, and advise Council.

Mr. Pettit explained this is an application by the Under Canvas Group. They are a high-end camping experience. He noted all posting and fees have been met. Staff determined that this type of usage is similar to RV Park which is allowed in RR zoning with a Conditional Use Permit. They resubmitted an amended plan with an operation and maintenance plan addressing code and staff issues. The impact of this operation is low on infrastructure.

Mr. Pettit turned it over to Jeremy Budge.

Mr. Budge introduced himself as head of development for the Under Canvas Group and explained that they setup tents and rent them out like hotel rooms; unscaled camping. They care about the landscapes and want to provide an opportunity for others to enjoy. They have camps setup in West Yellowstone, Glacier National Park and Moab National Park.

Commissioner LaGro asked what the normal operating period is. Mr. Budge responded, April through October.

Commissioner Hupp asked based on their five years of experience with other camp sites what issues are you going to improve on. Mr. Budge stated their infrastructure is great; probably improving the customer's experiences.

Commissioner Massey asked if the road up to the camp will be paved. Mr. Budge replied, no. Mr. Pettit explained the road is a clay rock and it will be gravel hard pack.

Commissioner Hupp asked if they can maintain it, and Mr. Budge replied, yes.

Mr. Budge expressed that they are going to have eighty camping spaces, but will begin with forty spaces.

Commissioner Massey confirmed their entrance will be where the elk statues are on Route 66, and Mr. Budge confirmed, yes.

Commissioner Hupp inquired on facilities for the campers, i.e. bathhouse. Mr. Budge said there will be a 60x30 tent bath cabin, a manufactured structure.

Commissioner LaGro inquired on the deluxe tent. Mr. Budge described the deluxe or suite tent has a bathroom area in the back with a freestanding

bath tub.

Glen George/*Resident* asked how the sewer will work. Mr. Pettit explained that they will be connecting to the City sewer system. The Fire Service has made recommendations regarding fire restrictions like designated smoking areas and a defensible space plan.

Commissioner LaGro asked if the 15,000 gallon tank was for firefighting only. No, it is for use in both camp, as well as fire.

Commissioner Massey inquired if there was an existing tank. No, Under Canvas will be installing it.

Commissioner Schmitz asked if RVs would be allowed. Mr. Pettit said no. Zoning will stay the same and if approved no RVs are allowed up there; camping only.

Commissioner Brutvan said that there were complaints that quiet hours were not enforced. Will they have staff there to enforce quiet hours? Mr. Budge said yes they will.

Commissioner LaGro asked with a possible 180 campers will they accommodate laundry.

Commissioner Hupp inquired what they do at other parks. Mr. Budge responded that they send out the laundry at Moab.

) There will be a general store in a communal tent.

) They intend to hire locally.

) Eventually they would like to store the tents there on site, but for now they will go into a trailer off season.

) Commissioner Brutvan asked if the City has received any comments for or against its coming here. Mr. Pettit said this business is not like any other here in town, so there is no real competition.

) Commissioner Robertson asked about rates for the rentals. Mr. Budge said the safari rate is anywhere between \$150 to \$170.00 per night, depending on the season; and the deluxe is up to \$400.00 per night.

Mr. Pettit noted that the concept design needs to stay close to presentation and they will need a variance plan for the road.

Commissioner Burtvan asked what the average night's stay is. Mr. Budge replied 1 to 1.5 night's stay.

Fire Chief Chase Peason said any fire up there would be treated as a wild land fire. They are treated with chemical not water and that the Fire Department is ok with the project.

Commissioner Massy made a motion to recommend approval of the request by Grand Canyon Under Canvas LLC, for a Conditional Use Permit for parcel #202-15-007G, H & J as a Glamping site, with the following conditions.

1. Development must be in substantial conformance to their submitted site plan, and Operation and Maintenance plan.
2. They will need a Variance approval from City Council to allow road grades to exceed our maximum 10%.

Commissioner Schmitz seconded the motion, and it carried 7-0.

IV. ADJOURN The meeting adjourned at 7:35 p.m.

Buck Williams, Chairman

ATTEST

Pamela Galvan, Deputy City Clerk

DRAFT