SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeffrey Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Adel Murphy	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	ABSENT

C. **Public Hearing on an amendment to the Class V Conditional Use Application for Coyote Gulch Commercial Center at Coyote Gulch Community Center at approximately 800 North Kayenta Parkway. Kayenta Development, Inc, applicant**

Kevin Rudd stated there are three (3) parts of the amendment to the Conditional Use Permit. 1) The Whitaker Studio's addition of a new building. Having a building and yard will provide visual screening and noise buffer to neighborhood properties. 2) Expansion of the Coyote Gulch Commercial footprint. This includes the McMorrow property, which already includes an existing single family dwelling that may be used for short term rental. **Chairman Loris** inquired if it is going to be used as Resort Commercial or Residential. **Kevin Rudd** stated the owners don't live there year round but yes, single family dwelling. **Chairman Loris** inquired which zoning restrictions the addition had to follow. **Kevin Rudd** stated it isn't considered a casita and would classify it as a single unit short term rental. They can live in it or rent it out. 3) Slight modification to the Center for the Arts building which includes adding more storage area and adding a connecting road on the north side of the building. **Chairman Loris** opened the Public Hearing. **Brad Osburn** residing at 450 South 250 East inquired as to what the definition of short term rental is. **Kevin Rudd** stated anything less than 30 days. A letter from **Charles Peterson** is in the record as part of the Public Hearing. **Commissioner Scott** asked if there has been discussions with Kevin Rudd and Chuck Gillette about ideas that go beyond the scope tonight and are being considered for the future. **Kevin Rudd** stated he spoke with Chuck Gillette regarding the amount of traffic and suggested areas being blocked off and made into an emergency access. Staff believes either would work but not blocking access off completely. There were no other comments. **Chairman Loris** closed the Public Hearing.

D. **Consider recommendation on an amendment to the Class V Conditional Use Application for Coyote Gulch Commercial center at Coyote Gulch Community Center at approximately 800 North Kayenta Parkway. Kayenta Development, Inc., applicant**

MOTION: Commissioner Mike Scott moved to recommend an amendment to the Class V Conditional Use Application for Coyote Gulch Commercial center at Coyote Gulch Community Center at approximately 800 North Kayenta Parkway. Kayenta Development, Inc., applicant
SECOND: Commissioner Adel Murphy
VOTE: The motion carried.

Chairman Jeffrey Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	ABSTAIN
Commissioner Bryan Pack	ABSENT