

September 9, 2020
Planning Commission Meeting
Virtual Meeting
7:00 p.m.

Commissioners Present: Chairman Michelle Drago, Vice Chairman Jan Kerr, Commissioner Tresa Peterson, and Commissioner Julie Jones

Commissioners Absent: Commissioner Marcus Wager, (Commissioner Tresa Peterson left at 7:08 p.m.)

City Staff Present: Bob Barnhill: City Administrator
Susan Obray: City Recorder
Christopher Crockett: City Attorney

Others Present: None

Note: Due to a lack of a quorum, the original Planning Commission meeting that was scheduled for September 3, 2020 was rescheduled to September 9, 2020.

1. 7:00 p.m. - Call to Order and Opening Ceremonies

Chairman Drago called the meeting to order.

A. **Declare Conflict of Interest, if any.**

None.

2. Public Hearings

A. Public Hearing (rescheduled from the September 3, 2020 Regular Meeting).

Chairman Drago opened the public hearing portion of the meeting.

No public comment received.

Chairman Drago closed the public hearing portion of the meeting.

3. Action Items

A. Approving the zone change from "C" to "R1" at approximately 1625 South 350 West Perry.

Applicant: Dennis R. Hirschi.

Bob discussed the property, the current zoning on the property, and the zoning surrounding the property. He stated that the applicant would like to build a single-family home on the property. Bob explained that the property is currently being used as agricultural. He discussed the current access to the parcel is a gravel road and discussed the future land use map in that area. He stated that it is now listed as a mixed-use area and gave the explanation of what mixed use area means. He stated that this particular property does not have direct access to the highway making it less prime for commercial development. The property is directly adjacent to a single-family subdivision.

Commissioner Peterson asked if the gravel road needed to be addressed at this time. Bob explained that if they were to subdivide and develop the property any further then they would be required to improve city roads. He said that pre-existing older parcels can be built on in their current state.

Commissioner Kerr asked what the minimum lot size is on the proposed zone change. Bob answered that it is 10,000 sq. ft. He explained that 10,000 sq. ft. is roughly a quarter of an acre.

Commissioner Drago asked if the applicant would want any of the property left as commercial and Bob stated that they do not.

The Commission discussed the property and agreed that they felt it would be good to allow the zone change.

MOTION: Commissioner Kerr made a motion to recommend approval from Commercial and Neighborhood Commercial to R1 to the City Council. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes
Commissioner Drago Yes

Motion Approved: 4 Yes 0 No

Commissioner Tresa Peterson left the meeting at 7:08 p.m.

4. Approval of the Minutes

A. June 4, 2020 Regular Meeting Minutes

B. August 6, 2020 Regular Meeting Minutes

MOTION: Commissioner Kerr made a motion to approve the June 4, 2020 Regular Meeting Minutes. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes
Commissioner Drago Yes

Motion Approved: 3 Yes 0 No

MOTION: Commissioner Kerr made a motion to approve the August 6, 2020 Regular Meeting Minutes with the changes noted. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes
Commissioner Drago Yes

Motion Approved: 3 Yes 0 No

There was a person that joined the meeting named Stephanie. Commissioner Drago asked if she had any comments she wanted to add to the Public Comment section of the meeting. There was not a verbal response from her.

Bob stated that the final approval will go to City Council if she would like to attend that meeting. Stephanie made a message saying she did not have a speaker to talk but also did not have a comment to make.

5. Discussion

A. **Make Assignments for Representative to Attend City Council Meetings. (September 10, 2020 and September 24, 2020)**

Commissioner Kerr said that she can go to the September 24, 2020 City Council Meeting. Commissioners Drago and Jones said they would not be able to make it to the meeting for September 10, 2020. Commissioner Kerr said she would try to attend, and Commissioner Jones added that she would try as well.

6. Training

A. **Staff**

None.

7. Review Next Agenda and Adjourn

A. Items for October agenda

- Sign Ordinance
- Land Use Chart
- Lot Line Adjustment

B. **Motion to Adjourn**

Motion: Commissioner Jones moved to adjourn the meeting. Commissioner Kerr seconded the motion. The meeting ended at 7:22 p.m.