



Planning Commission Meeting Minutes

Tuesday, December 8, 2020

Planning Commission Members in Attendance (Attending Via Zoom): Trevor Wood, Art Adcock, Kylie Lance, Michelle Sperry, Jessica Tolman and Brad Gunnell.

Other's in Attendance (Attending Via Zoom): Community Development Director Jason Bond, City Council Member Betsy Montoya, and Jamie Dietz.

Commission Chair Wood called the meeting to order at 7:00 p.m.

Public Forum

Commission Chair Wood opened the Public Hearing at 7:02 p.m. there were no comments, so he closed it at 7:02 p.m.

PUBLIC HEARING- Little Readers Academy Home Occupation Conditional Use Permit

The Planning Commission will review a Conditional Use Permit application, for a Major Home Occupation preschool located at 119 W. Badger Way.

Mr. Bond explained that this is a conditional use application for a major home occupation preschool. He suggested a condition of approval; that the rear yard be enclosed by a fence of at least 5 feet, prior to it being used as an outdoor play area. He also noted that a business license will be required. Mr. Bond noted that across the street from Ms. Dietz home, there will be a future park. He explained that since her home is located within a new subdivision there is a future phase that will provide better road connectivity. Mr. Bond explained that the plat that will provide better connectivity has been approved, and it is anticipated that the road will be completed by fall 2021.

Ms. Jamie Dietz clarified that she just closed on her house. She explained that the yard cannot be finished until the spring and that they will not be putting up a fence until the yard is installed. Ms. Dietz stated that she intends to install her yard and fence in the spring and begin holding preschool classes in the fall.

Public Hearing: Commission Chair Wood opened the Public Hearing at 7:07 P.M.

Mr. Bond read a comment received from Kent and Allison Cottle (See Attachment 'A').

Commission Chair Wood closed the Public Hearing at 7:09 P.M.

Ms. Dietz expressed confusion regarding the comment stating that the business is not an allowed use within the zone. She explained that it is her understanding according the subdivision CC&R's that it is an allowed used if City approval is obtained. She also explained that she has informed her future next-door neighbor about her home occupation.

Commissioner Lance explained that the subdivision CC&R's state that home occupations are allowed if they do not become a nuisance to the neighbors. She asked how nuisances can be

mitigated. Commissioner Gunnell expressed that he doesn't think that it is the Planning Commission's job to enforce the CC&R's. Mr. Bond echoed that the City is not involved in the enforcement of the CC&R's.

Commissioner Adcock explained that he was initially concerned about an increase of traffic on a dead-end road. However, since he found out that the road will be continued with the future development he is no longer concerned.

Commissioner Lance asked Ms. Dietz how many students she plans to have. Ms. Dietz answered that she will have 12 students in a morning class and 12 in an afternoon class. She explained that generally there is a mix of students who live nearby and can walk to class and those who are driving from other areas.

Motion: Commissioner Gunnell motioned to approve a conditional use permit for the proposed Little Readers Academy with the following conditions: That the rear yard be enclosed by a fence of at least 5 feet in height before being used as an outdoor play area. And that a business license be obtained. Commissioner Tolman seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Tolman	Aye
Commissioner Sperry	Aye
Commissioner Gunnell	Aye

The motion passed unanimously 6 to 0.

2021 Regular Meeting Schedule

The Planning Commission will approve the regular meeting schedule for 2021.

Mr. Bond showed the proposed 2021 meeting schedule (see attachment 'B').

Motion: Commissioner Tolman motioned to approve the Planning Commission Meeting Schedule for 2021. Commissioner Lance seconded.

Roll Call:

Commissioner Gunnell	Aye
Commissioner Sperry	Aye
Commissioner Tolman	Aye
Commissioner Lance	Aye
Commissioner Wood	Aye

Commissioner Adcock Aye

The motion passed unanimously 6 to 0.

Nomination of a New Chair and Vice Chair

The Planning Commission will nominate a new Chair and Vice Chair for 2021.

Motion: Commissioner Lance nominated Trevor Wood as the Planning Commission Chair for 2021. Commissioner Sperry seconded.

Roll Call:

Commissioner Gunnell Aye

Commissioner Sperry Aye

Commissioner Tolman Aye

Commissioner Adcock Aye

Commissioner Lance Aye

Commissioner Wood Aye

The motion passed unanimously 6 to 0.

Motion: Commissioner Sperry nominated Kylie Lance as the deputy chair for 2021. Commissioner Gunnell seconded.

Commissioner Wood Aye

Commissioner Lance Aye

Commissioner Adcock Aye

Commissioner Tolman Aye

Commissioner Sperry Aye

Commissioner Gunnell Aye

The motion passed unanimously 6 to 0.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 7:31 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder

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