



Planning Commission Members in Attendance: Commissioner Chair Wood, Commissioner Romero, Commissioner McNeff, Commissioner Nixon, Commissioner Weight, Commissioner Hoffman.

Commissioner Lance was excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, Senior Planner Loren Wiltse, Recorder Amalie Ottley, Planner Camille Moffat, City Council Member Jeff Siddoway, Marc Bing.

Various members of the public attended the meeting.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner McNeff.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:01 p.m.

No members of the public wished to address the commission in the Public Forum.

Commission Chair Wood closed the public forum at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Z.L. Goodall 2-Lot Subdivision Concept Plan

Senior Planner Wiltse presented the Z.L. Goodall 2-Lot Subdivision Concept Plan. Marc Bing is proposing to subdivide lot 3 of Plat "A" Z.L. Goodall Subdivision into two 2 residential lots (3A and 3B). Lot 3A, located at 159 S 300 E, is proposed as an approximately 0.7-acre lot containing an existing residence and accessory structures. Lot 3B, located at 345 E 200 S, is proposed as an approximately 0.36-acre lot containing an existing structure. The subdivision is located within and subject to the regulations of the R-8 Residential Zone

Commissioner Chair Wood opened the public hearing at 7:03 p.m.

No members of the public wished to address the commission in the hearing.

Commission Chair Wood closed the public hearing at 7:04 p.m.

The applicant, Marc Bing, attended the meeting. He inquired about comments in the earlier DRC meeting addressing the setbacks shown on the concept plan. Senior Planner Wiltse explained the code requirements for setbacks on the property and encouraged Mr. Bing to work with his engineer to address any redline comments.

Commissioner McNeff inquired about the existing structures on the property. Planner Wiltse pointed out on the map where the property is located in the city and the buildings on the lot. Commissioner

Nixon inquired about utility hookups on the new lot that are proposed to be connected to 200 South. The Commissioners agreed that the concept plan was a good use of his land and approved of the concept. As the plan is only in a concept phase there was no action taken.

2. Ridley's Phase 3 Preliminary/Final Plan

Senior Planner Wiltse presented the Preliminary/Final Plan for Ridley's Phase 3 Commercial Subdivision at approximately 500 East and Main Street. Mr. Wiltse indicated that the plan received conditional approval by the DRC based on redlines that need to be addressed.

Shaun Young attended the meeting via Zoom representing the applicant for Ridley's Phase 3 Subdivision.

Commissioner Wood inquired if the irrigation easement for the site has been added to the plans. Mr. Young confirmed that the easements have been called out on the plans. Commissioner members discussed the prior concerns about the irrigation easements and pointed out that they have been completed since the Public Hearing. Commissioner Wood inquired about the lots having a dovetail in between the lots. Mr. Young pointed out that the shapes of the lots were determined by the drive access to each lot. All commissioners approved of the plans for Ridley's Phase 3.

Commissioner McNeff made a motion to approve Ridley's Phase 3 Commercial Subdivision with the condition that all redlines be addressed. Commissioner Romero seconded the motion.

Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Yes
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Weight	Yes
Commissioner Romero	Yes

The motion was unanimously approved.

3. Meeting Minutes Approval

Commissioner Romero made a motion to approve the minutes from the March 14, 2023, Planning Commission Meeting. Commissioner Hoffman seconded the motion.

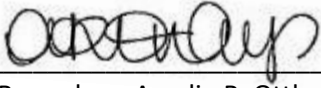
Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Yes
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Weight	Yes
Commissioner Romero	Yes

The motion was unanimously approved.

Adjournment

Commissioner Hoffman made a motion to adjourn the meeting.

The meeting was adjourned at 7:17 p.m.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood

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