



Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, Nicci McNeff, Andrea Howard, Michael Weight, Drew Hoffman, Michael Romero.

Others in Attendance: Councilmember Jeff Siddoway, Councilor Art Adcock, City Manager Ben Reeves, Community Development Director Jason Bond

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

INVOCATION/INSPIRATION THOUGHT – No Invocation or inspirational thought was shared

PLEDGE OF ALLEGIANCE - Commissioner Lance led the Pledge of Allegiance.

PUBLIC FORUM - Commissioner Wood opened the Public Forum at 7:03 p.m. There were no comments. He closed the Public Forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

PUBLIC HEARING –Adcock’s Acre Concept Review

Director Bond introduced the proposal as a concept plan for the splitting of a 1 acre lot into two ½ acre lots at 300 North 200 East. The applicant is City Councilor Arthur Adcock. The DRC provided some feedback already with no major concerns. The zone is R-8 which requires a minimum of 8,000 square feet so the lots exceed the land area. A deferral agreement related to curb, gutter and sidewalk improvements will be considered by the City Council at their next meeting.

Commissioner Wood opened the public hearing at 7:03 PM.

No persons desired to speak.

Commissioner Wood closed the hearing at 7:04 PM.

Councilor Adcock noted that the intent is to create a lot for a family member. He had city residents ask why he was putting townhomes or multi-family homes next to his house, which is not the case. The lot will be for a single-family home.

No concerns were raised by the Planning Commission. No further action was taken since it is a concept review only.

PUBLIC HEARING –Code Amendment to Clarify Fencing Requirements on a Corner Lot

Director Bond reviewed the drafted code amendment which is intended to address corner lot fencing standards where no curb, gutter, or sidewalk exists.

Commissioner Wood opened the public hearing at 7:10 PM.

No persons desired to speak.

Commissioner Wood closed the hearing at 7:10 PM.

Commissioners reviewed examples of fencing relative to street improvements around the city.

Commissioner McNeff suggested another figure be generated to illustrate fence relationships to city improvements. It was noted that an “n” needed to be added to “or” to make “nor” on the last line of the proposed language.

Commissioner Lance moved to forward a positive recommendation to the City Council for the Code Amendment Clarifying Fencing Requirements on Corner Lots with the text change noted. Commissioner Weight seconded the motion. The vote was as follows:

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Howard	Yes
Commissioner McNeff	Yes
Commissioner Romero	Yes
Commissioner Lance	Yes
Commissioner Wood	Yes

Motion passed unanimously in favor.

PUBLIC HEARING –Code Amendment to Define a Truck Stop and its Permitted/Prohibited Use in the Interchange Commercial (C-1) Zone.

Director Bond reviewed the drafted code amendment. The amendment would apply to the C-1 zone and the PC zone where the C-1 zone standards are applied by default if no other requirements are in place. The main elements of the definition are overnight accommodations and services for commercial tractor truck outfits.

Commissioner Gunnel provided written comments that were shared by Director Bond (see attached).

Commissioner Wood opened the public hearing at 7:32 PM.

No persons desired to speak.

Commissioner Wood closed the hearing at 7:32 PM.

Director Bond noted that this amendment was initiated with a moratorium. That moratorium doesn’t expire until May, so there is additional time for the Commission to consider this issue if they desire.

Commissioner McNeff raised concerns about the definition turning the Maverik into a nonconforming use. Additional discussion was had about making the definition clearer about overnight uses and services being provided to truckers.

Commissioners discussed possible zoning options for the use if it is not permitted in the C-1.

Commissioner Hoffman moved to forward a positive recommendation to the City Council for the Code Amendment defining “Truck Stop” as written with Commissioner Gunnel’s suggested changes. Commissioner Howard seconded the motion. The vote was as follows:

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Howard	Yes
Commissioner McNeff	Yes
Commissioner Romero	Yes
Commissioner Lance	Yes
Commissioner Wood	Yes

Motion passed unanimously in favor.

Meeting Minutes Approval – February 8, 2022 and February 22, 2022

Motion made by Commissioner Romero to approve the Planning Commission Minutes from February 8 and 22, 2022. Commissioner McNeff seconded. The motion passed unanimously in favor.

Motion made by Commissioner Howard to approve the minutes from the February 22 meeting. Seconded by Romero. Commissioner Lance abstained from the vote. Motion passed 6-0-1.

Staff Reports: Director Bond indicated that there are some signage related issues that will be brought at the next meeting.

Adjournment:

Commissioner Lance motioned to adjourn at 8:00 p.m.

City Recorder – Dennis Marker

Commission Chair – Trevor Wood