



Planning Commission Members in Attendance: Commissioners Jesse Christopher, Mike Weight, Drew Hoffman, Trevor Wood, LaDawn Moak and Tyrell Russell

Excused: Commissioners BreAnna Nixon and Jayson Johnson

Others in Attendance: City Council Member Jeff Siddoway, Assistant City Manager Jason Bond, Deputy City Recorder Gwen Butters, Applicants Josh Call and Neil Craig and other members of the public.

Commission Chair Wood called the meeting to order at 7:02 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Moak offered an inspirational quote by Brian Solis, *“Community is much more than belonging to something. It’s about doing something together that makes belonging matter.”*

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:04 p.m.

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

Commission Chair Wood closed the Public Forum at 7:04 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

1. Scenic Ridge Estate Phase D

A preliminary plan review of a 3-lot subdivision located at 430 S 1200 E

City Planner Aspen Elmer introduced the item stating that this is the fourth phase and preliminary review of three (3) single family lots, each under an acre, located in the R-12 zone. The plan was approved by the Development Review Committee on February 24, 2026, providing that all red lines were addressed. City Planner Elmer confirms that all red lines have been addressed at this time and the action of the Planning Commission at this time is to approve or deny this review.

Applicant, Josh Call with Rimrock Engineering and Development stated that there are no new changes and explained the plans originally showed one lot with the intent of dividing it into three (3) lots. He is the preparer of the plan and will address questions, as needed.

Commission Chair Wood requested to have the memo from the meeting packet presented for reference. City Planner Elmer presented the memo. Commission Chair Wood inquired whether the corner lot frontage meets the 115-foot requirement stating that it appears that the street view shows 97 feet and inquires if the curve may figure into the determination. Commissioner Weight questioned whether the requirement was satisfied when considering the two sides of the property.

Assistant City Manager Bond clarifies that the frontage requirement is satisfied due to it being a corner lot. City Planner Elmer stated that the determination is made due to spacing, taking into consideration

both sides of the property. Applicant Call stated that the plat map notes the setbacks explaining that they are 98 feet until you get to the curve and from the curve the distance was straight-lined to the next property line to the East, thus meeting the 115-foot requirement.

Assistant City Manager Bond read from the SSC and stated that within the R-12 zone the minimum width of lots shall be 100 linear feet and all corner lots shall have a minimum width of 115 feet along all property lines adjacent to a street and stated that it is cumulative of those two sides.

Commissioner Weight inquired what the distance is for the bottom left frontage stating that it is marked 66.22 feet. Commissioner Chair Wood stated that there is a curve as well and refers to C2 showing an additional 68 feet. Assistant City Manager Bond stated that on a corner lot the developer is left to decide which house will face so long as they meet the front and side setbacks on the street. It appears that they have already decided which way they want the lot to face and it is indicated in the building envelope.

No other questions were raised by the Commission.

Commissioner Moak made a motion to approve the Scenic Ridge Estate Phase D preliminary plan review. Commissioner Christopher seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Yes
Commissioner Jayson Johnson	Absent
Commissioner Tyrell Russell	Yes

The motion passed.

2. Meeting Minutes Approval

January 27, 2026

Commissioner Weight made a motion to table the January 27, 2026 Planning Commission Meeting Minutes. Commissioner Hoffman seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Yes
Commissioner Jayson Johnson	Absent
Commissioner Tyrell Russell	Yes

The motion passed.

3. Meeting Minutes Approval

March 10, 2026

Commissioner Christopher made a motion to table the March 10, 2026 Planning Commission Meeting Minutes. Commissioner Hoffman seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Yes
Commissioner Jayson Johnson	Absent
Commissioner Tyrell Russell	Yes

The motion passed.

STAFF REPORTS

Assistant City Manager Bond reported a Community Development Director has been hired, Morgan Brimm and stated that he was the Community Development Director for Vineyard, Utah and comes with several years of experience. He has also operated in a planning director role in both Idaho and Virginia.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:13 p.m.

Deputy City Recorder – Gwen Butters

Planning Commission Chair – Trevor Wood