



Planning Commission Minutes

5 May 2022

Item

Page

Consent Items

- 1. Thatcher Minor Subdivision 1st Amendment 2
- 2. Legacy Minor Subdivision 2nd Amendment..... 2
- 3. Mountain View Subdivision 2

Regular Action Items

- 4. Public Hearing (5:35 pm): Woodbrey Rezone..... 2
- 5. Discussion: Amending 17.07.030: Use Related Definitions..... 3
- 6. Discussion: Review and Amendment of Title 17.07.030 and 17.07.040 3

Present: Angie Zetterquist, Tim Watkins, Lane Parker, Jason Watterson, Brady Christensen, Chris Sands, Melinda Lee, Brandon Spackman, Nathan Daug, Taylor Sorensen, Megan Izatt

Start Time: 05:30:00

Sands called the meeting to order and **Christensen** gave the opening remarks.

05:32:00

Agenda

Adopted with no changes.

05:33:00

Minutes

Minutes from April 7, 2022 approved with no changes.

05:33:00

Consent Items

#1 Thatcher Minor Subdivision 1st Amendment

#2 Legacy Minor Subdivision 2nd Amendment

#3 Mountain View Subdivision – Extension Request

Spackman motioned to approve the consent agenda; *Parker* seconded; **Passed 7, 0.**

05:33:00

Regular Action Items

#4 Public Hearing (5:35 pm): Woodbrey Rezone

Zetterquist reviewed the staff report for the Woodbrey Rezone.

05:42:00

Parker motioned to open the public hearing for the Woodbrey Rezone; *Christensen* seconded; **Passed 7, 0.**

Kristy Nelson commented that she wants to split the property so that her brother can build a home.

Sands asked why the request for the RU2.

Ms. Nelson commented that staff suggested RU2 over the RU5.

Zetterquist replied that if any acreage was taken out for sensitive areas there would not be enough developable acreage under the RU5 to divide the property.

Bruce Reussen commented against the rezone due to other applications in the area being denied.

Valerie Harris commented against the rezone due to wanting the area to remain agriculture.

05:45:00

Parker motioned to close the public hearing; *Christensen* seconded; **Passed 7, 0.**

Staff and **Commission** discussed why staff recommended RU2 over RU5.

Daug motioned to recommend denial based on the one conclusion; *Lee* seconded; **Passed 7, 0.**

05:47:00

#5 Discussion: Amending 107:07:030 Use Related Definitions – 4100 Recreational Facility, 17.09.030 – Schedule of Zoning Uses by Zoning Districts – 4100 Recreational Facility

Watkins reviewed the reasons behind the suggested amendments and what the amendments are.

Staff and **Commissioners** discussed single RV parking areas under an Agritourism Use Type and how this could be beneficial and some of the negatives that come with it.

06:30:00

#6 Discussion: Review and Amendment 17.07.030 Use Related Definitions and 17.07.040: General Definitions

Watkins reviewed the suggested amendments for 17.07.030: Use Related Definitions and 17.07.040: General Definitions for 6400 Mineral Extraction, 6410 Topsoil Extraction, 6420 Site Grading.

Staff and **Commissioners** discussed the need for clarity in the ordinance sections.

06:55:00

Adjourned