



Planning Commission Minutes

4 May 2023

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Present: Angie Zetterquist, Tim Watkins, Kurt Bankhead, Jason Watterson, Chris Sands, Nate Daus, Lane Parker, Brady Christiansen, Jay Rigby, Nolan Gunnell, Matt Phillips, Taylor Sorensen, Megan Izatt

Start Time: 05:30:00

Daus called the meeting to order and **Watterson** gave the opening remarks.

05:30:00

Agenda

Parker** motioned to approve the agenda with the noted change that item #1 is the Mount Sterling Acres Subdivision; **Watterson** seconded; **Passed 6-0.

Minutes

Watterson** motioned to approve the minutes from April 6, 2023; **Parker** seconded; **Passed 6-0.

05:31:00

Consent Items

#1 Mount Sterling Acres Subdivision

#2 West View Estates Subdivision

#3 Carrie Anderson Subdivision 1st Amendment

#4 Willow Lane Subdivision 1st Amendment

Parker** motioned to approve the consent agenda; **Watterson** seconded; **Passed 6-0.

05:32:00

Regular Action Items

#5 Dog Boarding Project Conditional Use Permit

Zetterquist reviewed the 50 foot setback requirement for the previously approved CUP.

Staff and **Commissioners** discussed the 50 foot setback requirement.

Parker** motioned to approve the Dog Boarding Project Conditional Use Permit with the 10 conditions and 2 conclusions; **Watterson** seconded; **Passed 6-0.

05:36:00

#6 Discussion: Ordinance Change – 17.07.040 General Definitions – Developable Acreage & Sensitive Areas Non-Developable

Watkins reviewed the suggested ordinance changes.

Staff and **Commissioners** discussed lot size, agricultural remainders, and buildable lots.

Watkins continued reviewing the suggested changes to the steep slopes section of the ordinance.

Staff and **Commissioners** discussed the slope restrictions, road requirements on steep slopes, which zones the restrictions apply to, how the ordinance applies to the FR-40 regarding steep slopes and clustering, and clustering development bonuses.

Lindsey Hawks commented on lots being non-developable vs. non-buildable.

Phillips commented on language for sensitive areas in other municipalities and counties codes.

Ms. Hawks commented on being careful with the language and on the graphics that have been presented.

Joe Hawks commented on the GIS data from the county and how many parcels the ordinance change would affect, which comes out to about 3%. He commented on the current ordinance is very restrictive.

Watkins continued to review the suggested ordinance changes.

Commissioners and **Staff** discussed private land in the FR-40.

06:49:00

Adjourned