

Planning and Zoning Work Meeting
January 22, 2025
FINAL Minutes

Commission

Darlene Pope
Kent Peterson
Cameron Spendlove
Lee Ballard

Attendance

Krystal Percival-Clerk
Kevin Smedley
Shaila Kuikahi

Online

Monica Bowcutt
Charlott Downard

WORK MEETING: 5:30pm

A. CALL TO ORDER: Darlene Pope

B. ANNOUNCEMENTS

Darlene Pope stated that we have a training tomorrow on 1/23 and we have an author coming tomorrow Gerard Plenert 1/23 for a book signing. We also have a Dark Sky seminar on 1/30

ITEMS FOR DISSCUSSION:

A. General Plan Update with Kevin Smedley

Kevin Smedley went over the results of the survey that was done with the town.

Kevin also talked about wanting to have the general plan being done by June 2025.

B. Discussion of proposed ordinances from Ryker

1. Chapter 40.02 Neighborhood Commercial

Darlene Pope stated that she would like for the commission to get the comment to Ryker and for us to work on this. This is not an urgent matter, and we can work on this over the next couple of months.

Cameron Spendlove stated that this is a great thing, he would make a couple of changes to this. This, however, is matching up to the commercial zone real closely and I would make some changes to this so it's not so close. More of a mixed-use type of zone. It shouldn't mirror the commercial zone.

2. Commercial Habitation

Darlene Pope stated that this is Larrys ordinance.

Lee Ballard stated that it feels to her that it seems this would just allow someone to build a big apartment complex.

Darlene Pope stated that She needs to understand they why behind our current one that we have. Our current one you can't charge rent.

Lee and Cameron talked about whether we would have conditions or not within this ordinance.

C. Chapter 50 Lighting Ordinance

Darlene Pope stated that we are planning on having this be on for a public hearing. The prosecutor and Ryker have both looked at this ordinance.

D. Duplex in Commercial

Lee Ballard stated that we could have an overlay zone for denser housing.

Darlene Pope stated this will be in February work meeting and should be going forward with this and moving forward with an ordinance soon.

E. Rules and Procedure

No Discussion

F. Other Items

Lee Ballard stated that to recover the town's discretion in re-zones, we should take out the location sections which suggest eligibility.

ADJOURN MEETING 7:54PM

Motion to adjourn work meeting

Lee Ballard made a motion to adjourn / Kent Peterson Seconded / Al Aye / Cameron Spendlove
Nae


Krystal Percival Clerk/Recorder

3/11/2025
Approved Date