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PLANNING AND ZONING MEETING MINUTES

Opened meeting at 6:05pm, August 11, 2025

- **Commission Attendees:** Deborah Herron, Danita Hinton, Clay Crozier, Valorie McLean, Lynn Hamilton
- **Guest Attendees:** Jenny Adams, Karie Morrill

Agenda Items:

1. Prayer by Clay Crozier, Pledge of Allegiance
2. Meeting minutes, 7.21.2025 accepted by unanimous vote.
3. Zone Change: Karie Morrill, 514 E 400 N
 - a. Wants to change her property zoning from Residential (R) to Residential Agriculture (RA).
 - b. Wants to own and maintain a couple of sheep on her property.
 - c. Property is ½ acre which meets the lot size requirements to own up to 5 sheep.
 - d. Danita suggests changing all the blocks south of 500 N to be RA rather than just one lot
 - e. Lynn made the motion to recommend changing the blocks south of 500 N between 500 E and 600 E to Residential Agriculture to match the zoning around it. Accepted by unanimous vote.
 - f. Commission discussed the option of offering a conditional use permit or variance instead of changing the zoning.
4. Sub-division Ordinance Review
 - a. Clay wants to review/edit the sub-division ordinance that Mike Hanson created to move along the process of recommendation and adoption since the deadline was Dec 31 of 2024.
 - b. Deb had some redlines for who pays the recording fees. Should be the developer, not the city.
 - c. Valorie highlighted the document references the city attorney frequently and possibly incorrectly.
 - d. PZ commission needs to have time to review in depth since it is a long section of ordinance. We will share the redlined copy from Mike Hansen to put our comments in.
 - Does the city council want to delegate or retain their rights to vote and/or sign off on the land use issues with subdivisions?
5. Open Session:
 - a. Valorie noticed that the short-term rental ordinance that we proposed conflicts with the ADU ordinance which restricts that ADU's be used as short-term rentals. So the council will need to decide if they want to change ADU's to
 - b. Danita addressed the need to resign. This will be her last meeting.

Action Items:

- City council meets on Monday Aug 18.

Motions:

1. Motion made by Valorie McLean to accept the minutes, seconded by Lynn Hamilton, vote: unanimous.
2. Motion made by Lynn Hamilton to recommend changing the zoning from Residential to Residential Agriculture on the blocks south of 500 N, between 500 E and 600 E, seconded by Deborah Herron, vote: unanimous.

3. Motion made by Danita Hinton to adjourn at 6:52, seconded by Lynn Hamilton, vote: unanimous.