

PLANNING COMMISSION MINUTES

October 9, 2025

PRESIDING AND CONDUCTING: Rich Lewis

Commissioners in Attendance: Melanie Bott

TJ Uriona

Staff in Attendance: Sean Conroy, Community Development Director

Jeni Crookston, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Rich Lewis called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given.

Item 1. Planning Commission Meeting Minutes – September 25, 2025.

Motion: Commissioner Uriona moved to approve September 25, 2025, Planning

Commission Meeting Minutes.

Second: Commissioner Bott

Vote: Unanimous

Item 2. Consideration of a Preliminary Plat for the Goble subdivision consisting of 8

lots located at approximately 1400 North 1600 West.

Jeni Crookston, Planner, went over the Staff Report for those in attendance. The property is approximately 3.75 acres in size, with one existing home on it. There is also an existing stub road at 1400 North. The property is fully in the RA-2 Zone. The General Plan also allows for this density. The proposed lots will range from 0.35 acres to 0.40 acres, with the existing home being located on lot 1. The completion of 1400 North will continue through to 1600 West.

Motion: Commissioner Bott moved to approve the Preliminary Plat for the Goble

subdivision consisting of 8 lots located at approximately 1400 North 1600 West with the condition that all Development Review Committee (DRC)

comments be addressed prior to plat recording.

Second: Commissioner Uriona

Vote: Unanimous

Item 3. Consideration of a Preliminary Plat for the Maple Creek Farm Subdivision

consisting of 4 lots located at approximately 450 East 600 North.

Jeni Crookston, Planner, went over the Staff Report for those in attendance. The property is approximately 2.35 acres in size, with no existing structures on it. The property is straddled between the RA-2 and R-1-B Zones, which both allow for 1/3-acre or larger lots. The applicant is proposing lots that range in size from 0.54 to 0.58-acres.

Motion: Commissioner Uriona moved to approve the Preliminary Plat for the Maple Creek Farm subdivision consisting of 4 lots located at approximately 450 East 600 North with the condition that all Development Review Committee (DRC) comments be addressed prior to plat recording.

Second: Commissioner Bott
Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary Date