



City Council denied the General Plan amendment, citing the same reasons the Planning Commission gave previously.

General Plan Open House will be February 24, 2026, at The Barn at Green Farms.

**5. PRESENTATION ON PUBLIC HEARING** - To solicit public input on the proposed 3<sup>rd</sup> Amendment to the Staker Farms Master Development Agreement.

Stephen Nelson gave a brief overview of the applicant's request. Staker Farms is a development located at approximately 3500 W & 2800 S. The entire development is zoned R-1, but it is controlled by a development agreement. The council allowed the applicant to develop under an R-2 standards, with the dedication of a park and open space. There have been 2 previous amendments addressing park space amenities and facilities. Under the initial development agreement, there is a note within the preliminary plat and site plan that provides different setbacks within it. The setbacks in the graph below were approved for the phase 1 plat but not recorded. Phases 2 and 3 have those restrictions recorded.

On June 19, 2019, the Staker Farm MDA was approved, but it was not signed until almost a year later. On May 5, 2020, the Staker Farm Phase 1 plat was approved. Then, on May 20, 2020, the ordinance 20-2020 was adopted, which updated the R-1 zoning standards, including setbacks. Staff could not confirm what the R-1 setbacks were previously, but the council purposely reduced the R-1 setbacks to match what was approved in the R-2 zone. In July 2020, the Staker Farms master development agreement was signed. On January 13, 2022, Staker Farms Phase 2 was recorded, and on August 2, 2022, Staker Farms Phase 3 was recorded. Both of those had the current setbacks listed on them.

The applicant came in with a building permit with a property that had the standard R-1 setbacks on it, the permit was denied due to it not meeting the setbacks, which triggered this discussion.

The applicant is seeking to amend the development agreement for the undeveloped properties within Staker Farms Subdivision Phases 2-4. The setback requirements would match what the R-1 setback are currently. The applicant provided staff with a draft development agreement. The proposed changes would apply to all undeveloped lots in phases 2, 3, and future phase 4. The lots in Staker Farms tend to be a little smaller than the R-1 zone because of the terms of the agreement. The lot size and frontage are more closely aligned with the R-2 zone. The reduced setbacks will likely lead to slightly larger homes and a little less yard space; however, the setback requirements will be identical to the R-1 and R-2 zones as they currently are. Staff has reviewed the language of the development agreement and confirmed it meets our requirements.

	MDA Setbacks	Current R-1 Zones
Front	25 Feet	25 feet garage, 20 feet home
Side	10 Feet	8 Feet
Side-Street	20 Feet	20 Feet
Rear	30 Feet	22 Feet

Commission member LaMar stated that in Stephen Nelson's description he mentioned that it was developed under the R-1 standard although it was more closely aligned with R-2.

Stephen Nelson advised it is an R-1 zone but the development agreement lot sizes are the same as the R-2 zone.

Commission member LaMar clarified with Amy Hugie that when we enter into a master development agreement, if a zone is not specified or referenced, then the master development agreement becomes a standalone ordinance.

Amy Hugie confirmed it will become a standalone ordinance.

*Commission member LaMar said traditionally when the city enters into a master development agreement there is a mutual benefit, in this case there was about 7 acres that was dedicated to a park and the city committed to return the parks and recreation impact fees.*

*Amy Hugie stated in the master development agreement section 2.1 subsection 2.1.2c it says “The city is to contribute park impact fees for 125 lots at the time of the park being started”.*

*Stephen Nelson said typically if the development agreement is silent on a matter normally the underlying land-use regulations apply.*

*Chairman Reed stated that there are a few lots that meet the R-1 zone, but most do not.*

*Mike Bastian said this is to clarify the master development agreement. Building plans that were submitted to the city have 8’ side yards that match the R-1 setbacks. All the lots that have been built with the current R-1 setbacks. He said he wanted to see whether or not the current R-1 setbacks need to be followed or the previous R-1 setbacks.*

*Chairman Reed wanted to know how they got those 8 approved.*

*Stephen Nelson mentioned that there was a change in staff, and there was a time we didn’t have anyone looking over site plans.*

*Chairman Reed asked if the reduced setbacks will increase the amount of homes.*

*Mike Bastain confirmed there will not be a change in the number of lots. This change would allow for RV pads or homes one foot wider.*

**6. PUBLIC HEARING –** To solicit public input on the proposed 3<sup>rd</sup> Amendment to the Staker Farms Master Development Agreement.

**Vice-Chairman Reyna made a motion to Enter into Public Hearing. Commission member Smith** seconded the motion.

**AYES –** Chair Reed, Vice-Chair Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, Commission member Streker, and Commission member Jensen

**NAYS –**

**RECUSED –**

**Chairman Reed referenced the Rules Governing Public Hearings and invited the public up for comment.**

**No one came up at this time.**

**Commission member Smith made a motion to Leave Public Hearing. Commission member Streker** seconded the motion.

**AYES –** Chair Reed, Vice-Chair Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, Commission member Streker, and Commission member Jensen.

**NAYS –**

**RECUSED –**

**7. DISCUSSION AND ACTION ON PUBLIC HEARING -** To solicit public input on the proposed 3<sup>rd</sup> Amendment to the Staker Farms Master Development Agreement.

**Commission member Streker made a motion to recommend to the City Council to Approve** the Staker Farms 3<sup>rd</sup> Amendment, finding that the changes are consistent with the underlying zone and the city staff and attorney have reviewed and made appropriate changes to the proposal. **Vice-Chairman Reyna** seconded the motion.

**AYES** – Chair Reed, Vice-Chair Reyna, Commission member Stimpson, Commission member Smith, Commission member Streker, and Commission member Jenson

**NAYS** – Commission member LaMar

**RECUSED** –

8. **DISCUSSION (NO ACTION) -**

- A. Discussion on Planned Commercial Center and Sign Ordinance Update.

*Stephen Nelson went over the changes on the draft of the ordinance with input from staff and the Planning Commission. After reviewing the final revision and make the last few changes, he asked if Planning Commission was ready to schedule a Public Hearing for the Sign Ordinance Amendment.*

*Planning Commission agreed they are ready to schedule a Public Hearing for the Sign Ordinance Amendment.*

- B. Planning Commission's Policies and Procedures.

*Stephen Nelson and Planning Commission went through the Policies and Procedures to brainstorm changes that are being proposed or changes they would like to see.*

- C. Parks Master Plan Scope

*Stephen Nelson advised the Planning Commission that this year the City Council budgeted money to create a Parks Master Plan. The city has consulted with Landmark Design to create a scope of work. City staff had a discussion. with Landmark Designs about budget limitations. This will need to be approved by City Council because of the cost. He wanted to introduce this to the Planning Commission and see if they had any feedback to share when creating the scope of work.*

10. **ADJOURNMENT**

**Commission member Vice-Chair Reyna made a motion to adjourn at 7:24 PM. Chairman Reed** seconded the motion.

**AYES** – Chair Reed, Vice-Chair Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, Commission member Streker, and Commission Jenson

**NAYS** –

**RECUSED** -

*Robyn VanCampen*

Deputy City Recorder

Date Approved: February 25, 2026