



PLANNING COMMISSION

January 28, 2026

City Council chambers at 38 West Center Street

Start Time: 7:00

Roll Call: Commissioners Debbie Greener, Vern Miller, Steven Sautler, Ardella Peterson, Thomas Bore, and Jill White were present.

Others Present: City Administrator Dennis Marker, City Treasurer Mandi Buege, John Forbes

Invocation/inspirational thought provided by Commissioner Miller

Pledge of Allegiance was led by Commissioner Greener

Public Forum

No public comment was made.

Discussion and Possible Action items

Home Occupation – Josh Speir at 147 East 200 South Eternal Views Window Cleaning

Mr. Josh Speir, who lives at 147 E. 200 South, would like to operate a window cleaning business from his home. Operation of a business from a home requires a Planning Commission review of a Home Occupation license.

Mr. Speir was not present. The Commission reviewed his application materials. Eternal View window Cleaning provides residential and commercial window cleaning to central Utah by traveling from its business address at 147 West 200 South, to the customer's location per request. As the business owner, Josh will keep and store all materials and tools needed at the residence mentioned above, with little to no impact on neighboring residents.

Motion to forward a positive recommendation to the mayor for approval with the conditions listed in the staff memorandum was made by Commissioner White, seconded by Commissioner Miller.

Vote was unanimously in favor.

Home Occupation – John Forbes at 155 East 200 South Just Plane Maintenance

Mr. John Forbes, who lives at 155 E. 200 South, would like to operate a traveling airplane maintenance business from his home. Operation of a business from a home requires a Planning Commission review of a Home Occupation license.

Mr. Forbes stated that he is a licensed A&P mechanic and has operated the aircraft maintenance business since 1975. He explained that the business is mobile, operates primarily off-site at aircraft locations, and works on light aircraft. He indicated that no storefront or on-site commercial activity occurs at the residence.

Mr. Forbes noted that he recently discovered the business was not currently licensed locally and requested approval to bring the business into compliance.

Motion to forward a positive recommendation to the mayor for approval with the conditions listed in the staff memorandum was made by Commissioner Sautler, seconded by Commissioner White.

Vote was unanimously in favor.

Review and approval of Minutes for the November 12th meeting

Motion to approve November 12th, 2025, minutes was made by Commissioner Miller and seconded by Commissioner Bore.

The vote was unanimous in favor.

General Discussion and Staff Reports

Street Construction Standards

Dennis continued an informational review of city road standards. Discussion covered current requirements for 50- and 60-foot rights-of-way, sidewalks on both sides of new streets, fire access standards including International Fire Code minimum widths, and subdivision improvement responsibilities. Staff also discussed concerns with streetscape aesthetics, potential use of planter strips, infrastructure placement, historic right-of-way conditions, stormwater and low-impact development practices, and maintenance responsibilities. Additional discussion addressed ADA-compliant sidewalk design, pedestrian and bicycle considerations, and how standards may vary based on street function, traffic volume, and development context. No action was taken.

Minimum Lot Size Standards

Dennis introduced a code amendment related to minimum lot size standards at the request of the mayor, noting that existing minimum frontage requirements may limit development on otherwise buildable or oversized lots in established neighborhoods. Dennis discussed the potential to adjust frontage standards in certain zones to better utilize existing infrastructure, encourage infill development, and expand housing opportunities, while clarifying that the intent is not to promote excessively narrow lots. Examples of properties currently unbuildable due to frontage deficiencies were noted. No action was taken, and the discussion will inform future code amendment proposals.

Utah APA Spring Conference (April 8-10)

Dennis asked which Commissioners were interested in attending the Utah Chapter of the American Planning Association Spring Conference at Bryce Canyon in April. Commissioners Bore, Miller, Peterson, Greener, and Saulter expressed interest.

Annual Training Requirements

Recent state law revisions require Planning Commissioners to complete a minimum of four hours of annual training related to planning and land use to participate as a commissioner.

Adjournment

Motion to adjourn by Commissioner Saulter and seconded by Commissioner Peterson.

The vote was unanimously approved

The meeting was adjourned at **8:00 P.M.**

Prepared by: _____

Mandi Buege
City Treasurer

Approved: _____

Debbie Greener
Commission Chair