



**Ballard Planning  
Commission**  
Tuesday May 5th, 2026 @ 6:00 p.m.  
**Minutes**

**Chairman**  
*Joe Allred*  
**Public Works Director**  
*Ben Mower*  
**Secretary/Recorder**  
*Kaelyn Meyers/Tasha Crum*  
**Secretary**  
*Anissa McDonald*

**Board Members**  
*Mark Redmond*  
*Robin Moran*  
*Steve Collins*  
*Kay Burgess*  
**Alternate**

**Planning Commission Meeting  
6 p.m.**

Item

**A. CALL ZONING MEETING TO ORDER**

**Prayer and Pledge of Allegiance** – Joe Allred

**Welcome and Roll Call** – Chairman Joe Allred welcomes all in attendance and called roll. Those in attendance were Board Members Mark Redmond, Robin Moran, Joe Allred, Kay Burgess and Steve Collins. Secretaries Kaelyn Meyers and Tasha Crum.

**Public Attendees**- Jeff Baker and Ben Allred were present in person, and Kendall Welch attended remotely via Microsoft Teams.

**Conflicts of Interests** -- *All Planning and Zoning Members who have a conflict with any item on the agenda please state concern.*

**-No Conflicts were stated-**

**B. APPROVAL OF AGENDA**

**Motion made by Board Member Mark Redmond to approve agenda, 2<sup>nd</sup> by Board Member Robin Moran. All in favor.**

**YEA**

**NAY**

**Board Members**

Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

**C. APPROVAL OF PAST MINUTES**

1. April 7, 2026

**Motion made by Board Member Kay Burgess to approve the minutes of April 7, 2026, as written, 2<sup>nd</sup> by Board Member Steve Collins. All in favor.**

**YEA**

**NAY**

**Board Members**

Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

**D. NEW AGENDA ITEMS-**

1. **PUBLIC HEARING- LANDUSE ORDINANCE AMENDMENT TITLE 15  
APPROVAL**



Steve Collins  
Kay Burgess  
Robin Moran

**Motion made by Board Member Mark Redmond to recommend approval of the Subdivision Ordinance Title 14 to City Council, 2<sup>nd</sup> by Board Member Kay Burgess. All in favor.**

**YEA**                      **NAY**  
**Board Members**  
Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

**3. PUBLIC HEARING- FEES & SCHEDULE AMENDMENT RESOLUTION**

**Motion made by Board Member Mark Redmond to close Regular Meeting and open Public Hearing, 2<sup>nd</sup> by Board Member Robin Moran. All in favor.**

**YEA**                      **NAY**  
**Board Members**  
Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

Kendall Welch, with Jones and DeMille, joined the meeting via Microsoft Teams to present the final revisions to Fees & Schedule amendment resolution. She explained the need to update the fee schedule to ensure fees correspond to each Landuse application type. She discusses the creation of an out-of-pocket account for Subdivision and site plan review to cover third-party review costs. Jeff Baker with Jones & DeMille mentioned the need for the out-of-pocket account to protect the City and ensure developers cover necessary costs.

**Motion made by Board Member Mark Redmond to close Public Hearing and open Regular Meeting, 2<sup>nd</sup> by Board Member Robin Moran. All in favor.**

**YEA**                      **NAY**  
**Board Members**  
Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

**Motion made by Board Member Mark Redmond to recommend approval of the fees & schedules to City Council, 2<sup>nd</sup> by Board Member Kay Burgess. All in favor.**

**YEA**                      **NAY**  
**Board Members**  
Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

**4. MAP GIS DISCUSSION**

Jeff Baker, with Jones & Demille, reported that he has prepared a proposal for consideration by the City Council, to be discussed this evening, to address the existence of multiple conflicting versions of the City's zoning map. The proposal would analyze the various

versions currently in use, work in coordination with the Board and the City Council to reconcile any discrepancies, and establish a single, officially adopted zoning map for the City. As part of this effort, the updated zoning map would be implemented in the City's GIS system. This will help the public by providing a single, clear, and easily accessible zoning map for reference.

**5. PROPOSED ZONE CHANGE-Ben Allred**

Ben Allred appeared before the Board to request rezoning of a five-acre parcel. He reported that, per the Board's direction at a prior meeting, he researched the history of the property and confirmed through maps and records that a similar rezoning process had previously been followed for the land.

**E. RETURNED PAST AGENDA ITEMS-**

Nothing to follow up on.

**F. STANDARD PUBLIC COMMENTS-**

No Comments.

**G. FOLLOW-UP ON TABLED ITEMS –**

Nothing to follow up on.

**H. FOLLOW-UP ON PAST BOARD ASSIGNMENTS-**

No past board assignments.

**I. ZONING BOARD ADJOURN**

Motion made by Board Member Mark Redmond to adjourn meeting at 7:10 pm, 2<sup>nd</sup> by Board Member Robin Moran. All in favor.

YEA

NAY

**Board Members**

Joe Allred

Mark Redmond

Steve Collins

Kay Burgess

Robin Moran

\_\_\_\_\_  
*Chairman Joe Allred*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Secretary Tasha Crum*

\_\_\_\_\_  
*Date*

***Approved Signed Copy filed in the Ballard City Offices***