



Ballard Planning Commission

Tuesday, September 1, 2026 @ 6:00 pm
Minutes

Chairman
Joe Allred
Public Works Director
Ben Mower
Secretary
Tasha Crum
Recorder
Anissa McDonald

Board Members
Mark Redmond
Steve Collins
Leah Bastian
Kay Burgess

Planning Commission Minutes

Item

A. CALL ZONING MEETING TO ORDER:

- **Prayer and Pledge of Allegiance:** Kay Burgess
- **Welcome and Roll Call:** Chairman Joe Allred welcomes all in attendance and called roll. Those in attendance were Board Members Joe Allred, Mark Redmond, Kay Burgess, Steve Collins and Leah Bastian. Secretary Tasha Crum.
- **Public Attendees:** Shawn Eadly, Jason Hill, Shaun Murray, Cable Murray, Casey Crowther, Jeff Crozier, Kelsey Carter, and Brent Bastian.
- **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:

Chairman Joe Allred announced the public hearing for the conditional use permit for the Big Daddy Frac Pad and the preliminary plat for Sage and Rebecca McCormick would be removed from the agenda.

Motion made by Board Member Mark Redmond to approve the amended agenda, 2nd by Board Member Leah Bastian. All in favor.

YEA

NAY

Board Members

Joe Allred
Mark Redmond
Leah Bastian
Kay Burgess
Steve Collins

C. APPROVAL OF PAST MINUTES:

- Aug 4, 2026

Motion made by Board Member Steve Collins to approve the minutes of Aug 4, 2026, 2nd by Board Member Kay Burgess. All in favor.

YEA

NAY

Board Members

Joe Allred
Mark Redmond
Leah Bastian
Kay Burgess
Steve Collins

D. RETURNED PAST AGENDA ITEMS:

- **PUBLIC HEARING-** Conditional Use Permit for Betts Extension/Big Daddy Pad-SM Energy/Jason Hill

Motion made by Board Member Mark Redmond to close Regular Meeting and open Public Hearing, 2nd by Board Member Leah Bastian. All in favor.

YEA

NAY

Board Members

Joe Allred
Mark Redmond
Leah Bastian
Kay Burgess
Steve Collins

Jason Hill, representing SM Energy, returned to the Planning and Zoning Board for consideration of the conditional use permit for the Betts Expansion/Big Daddy Pad. The Zoning Board stated that the sound walls would need to be installed to ensure compliance with applicable noise ordinances.

Motion made by Board Member Mark Redmond to close Public Hearing and open Regular Meeting, 2nd by Board Member Leah Bastian. All in favor.

YEA

NAY

Board Members

Joe Allred
Mark Redmond
Leah Bastian
Kay Burgess
Steve Collins

Motion made by Board Member Mark Redmond to approve the Conditional Use Permit for the Betts Extension/Big Daddy Pad, contingent upon the installation of sound walls, and to recommend approval to City Council, 2nd by Board Member Steve Collins. All in favor.

YEA

NAY

Board Members

Joe Allred
Mark Redmond
Leah Bastian
Kay Burgess
Steve Collins

- **PUBLIC HEARING-** Conditional Use Permit for Big Daddy Frac Pad-SM Energy/Jason Hill
 - This item was removed from the agenda. No public hearing was held.

E. NEW AGENDA ITEMS:

- **PRELIMINARY PLAT:** 968 N 3500 E-Sage & Rebecca McCormick
 - This item was removed from the agenda.
- **DISCUSSION:** Regarding a proposed freshwater pond under a Conditional Use Permit. Crescent Energy/Jeff Crozier
Jeff Crozier, representing Crescent Energy is considering purchasing property to construct one or two freshwater storage ponds for future frac operations. The ponds would store water from existing sources, and no produced water would be used. The project remains contingent on survey results, board feedback, and completion of property purchase.
Jeff Crozier is seeking guidance on applicable city requirements, including whether fencing would be required around each pond or the entire property, and what non-chain-link fencing options may be acceptable. If the project advances and plans

become more defined, Jeff will return to the board for further review, potentially including a public hearing.

- **DISCUSSION:** Potential development 1759 E Hwy 40/Rob McNeel
 - Rob McNeel presented a proposal for potential development including RV park and multifamily units on land between B's gas station and Tractor Supply.
 - Current zoning for the parcels is commercial (C2/C3); residential, multifamily, and RV park uses are not currently permitted.
 - The parcel identified for multifamily development conflicts with the General Plan designation and was considered very unlikely to receive support for rezoning.
 - Primary concerns included existing traffic congestion on Highway 40, limited access from the existing road, the road's capacity, and whether they can safely support higher-density residential or RV park development.
- **DISCUSSION:** Conditional Use Permit (CUP) Requirements for Sound Walls and Signage
 - The Board decided to table this discussion.

F. STANDARD PUBLIC COMMENTS:

- No Comments.

G. FOLLOW-UP ON TABLED ITEMS:

- Nothing to follow up on.

H. FOLLOW-UP ON PAST BOARD ASSIGNMENT:

- No past board assignments.

I. ZONING BOARD ADJOURNMENT:

Motion made by Board Member Mark Redmond to adjourn meeting at 6:56 pm, 2nd by Board Member Kay Burgess. All in favor.

YEA

NAY

Board Members

Joe Allred

Mark Redmond

Leah Bastian

Kay Burgess

Steve Collins

Chairman Joe Allred

Date

Secretary Tasha Crum

Date

Approved Signed Copy filed in the Ballard City Offices