PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

March 2, 2023
7:00 pm regular meeting
3005 S 1200 W Perry, UT

The meeting will be open to the public. Meeting will also be held online.
"Electronic Meeting" Web/Teleconferencing will be used.

The Perry City Planning Commission will hold an electronic meeting on the Thursday identified above, starting at approximately 7:00 PM, via web/teleconference. Go to www.perrycity.org/whats-new.htm.htm for meeting access instructions. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration.

1. **7:00 p.m. – Call to Order and Opening Ceremonies**
   - **A. Declare Conflicts of Interest, If any**

2. **Action Items**
   - **A. Site Plan Application – Maverik Located at 1674 W 1100 S Parcel #03-236-0018 Applicant: Brach Nelson/Maverik Inc.**
   - **B. Public Hearing – Ordinance 23-B Zone change from NC2 (Neighborhood Commercial) to R-1 (Residential) located at 615 W 2200 S Parcel #03-278-0034 Applicant: RM Mills Construction**
   - **C. Public Hearing – Ordinance 23-C Zone change from R1 (Residential) to NC2 (Neighborhood Commercial) located at 2544 S Highway 89 Parcel #02-028-0031 Applicant: Shane Francis**

3. **Approval of the Minutes**
   - **A. January 5, 2023, Regular Planning Meeting**

4. **Discussion**
   - **A. Future Projects**
   - **B. Report on past-approved Planning Commission Agenda Items**
   - **C. Report from Commissioner regarding previous Council Meetings**
   - **D. Make Assignments for Representative to Attend City Council Meetings (March 9th and 23rd)**

5. **Public Comment**

6. **Training**
   - **A. Staff**

7. **Review Next Agenda and Adjourn**

A. Items for March agenda (next meeting April 6, 2023)
B. Motion to Adjourn

Certificate of Mailing

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member and alternate member of the Planning Commission and other designated City Officials and was posted in these locations: The Perry City Offices, Centennial Park, Perry City Park; Box Elder News Journal; Perry City Website; and State Website; on this 13th day of February 2023. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

_____

Tyra Bischoff, Planning Secretary

Rules for Public Hearings/Comments:

(1) Please speak only once (maximum of 3 minutes) per agenda item.
(2) Please speak in a courteous and professional manner.
(3) Do not speak to specific member(s) of the Planning Commission, staff, or public (please speak to the Chair or to the Commission as a group).
(4) Please present possible solutions for all problems identified.
(5) Action will not be taken during this meeting if the item is not specifically on the agenda.

Site Plan Application

***All sections of this application must be complete and fees paid upon submittal or application will be deemed incomplete.**

Project Title: Maverik 612 Address of Property: 1674 W 1100 S Perry UT

TaxID/Parcel Number: 03-236-0018 Current Zoning: IC

Proposed Use Of Property: Convenient Store (Current Use)

PLEASE ATTACH LEGIBLE PLANS SHOWING COMPLIANCE WITH RELEVANT CITY CODES AND STANDARDS INCLUDING BUT NOT LIMITED TO THE FOLLOWING APPLICABLE INFORMATION:

- Location of main and accessory buildings
- Setbacks
- Parking access and layout (UDOT Permit if located along Hwy 89)
- Signage plan
- Landscape plan
- Utility plan
- Fencing
- Drainage plan showing flows and structures
- Existing and proposed contours at two-foot intervals
- Architectural Details
- 3D rendering

Name(s) of Applicant(s) or Authorized Agent(s): Brach Nelson / Maverik Inc.

Mailing Address: 185 S State St City, State, Zip: SLC UT 84111

Phone: 801.888.5528 Fax: _____ Email: brach.nelson@maverik.com

Name(s) of Property Owner(s) if other than applicant (include a notarized affidavit from the property owner acknowledging authorization to make this application) : _____

Mailing Address: _____ City,State,Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Architect/Engineer: Alex Clites Company: Maverik

Mailing Address: 185 S State St. City, State, Zip: SLC UT 84111

Phone: _____ Fax: _____ Email: alex.clites@maverik.com

Applicant Certification:

I certifiy under penalty or perjury that this application and all inforation submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I also acknowledge that I have reviewed the Perry City Code regarding this application and that items and checklists contained in this application are basic and minimum requirements only and that the other requirements may be imposed that are unique to individual propjects or uses. I agree also to comply with any and all applicable City Ordinances in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue , I undertand that Perry City may rescind any apporoval, or take any other legal or appropriate action. I also agree to allow the Staff or apppointed agent(s) of the City to enter the subject property to make any necessary inspections thereof. I also understand the property owner or the authorized agent will be billed for engineering fees in excess of one hour and will be resposnible for repayment of those fees.

Signature: Brach Nelson Digitally signed by Brach Nelson DN: CN=Brach Nelson, E=brach.nelson@maverik.com, O=Maverik Inc. Date: 2023.02.06 10:27:56-07'00' Date: 02/06/2023

Office Use Only

Application#_____ Application Fee **$300** Date Received_____ PC Mtg _____ Receipt#_____

Perry City Misc Fees

Misc.	$300.00
Processing Fee	$9.25
TOTAL	$309.25

02/9/2023 12:02 pm

V*1458
AuthCode: 659581-548553
Ref: 63e545b5-SIP-07901
Transaction ID: Event-305
Account #: Nelson-V*1458
Name: Brock Nelson

Customer Copy

Perry City Misc Fees
3005 S 1200 W
Perry, UT 84302
435-723-6461

Thank-you.

Your statement will describe your payment as 'CBT*PERRY CITY UT' and the service fee transaction as 'CBT*SVC FEE PERRY CITY'.

Staff Report

March 02, 2023

Perry City Planning Commission

Commercial Site Plan – Maverik, expansion of facilities on property located at 1674 W 1100 S

Summary

The proposed Maverik site improvements spread across three properties. The current footprint is approximately 5 acres. The applicant is proposing an expansion of the parking area, additional fuel dispensers and canopy, new dumpster bays, and a redesign of the drive thru lane.

Storm Water

- With the expansion of the impervious surface area, additional storm water will be generated. An updated storm water plan is needed to show how this water will be captured and treated. This plan has not been submitted.

Dumpster

- We require dumpster enclosures match the architecture of the building. Design details have not been submitted to show compliance with these requirements.

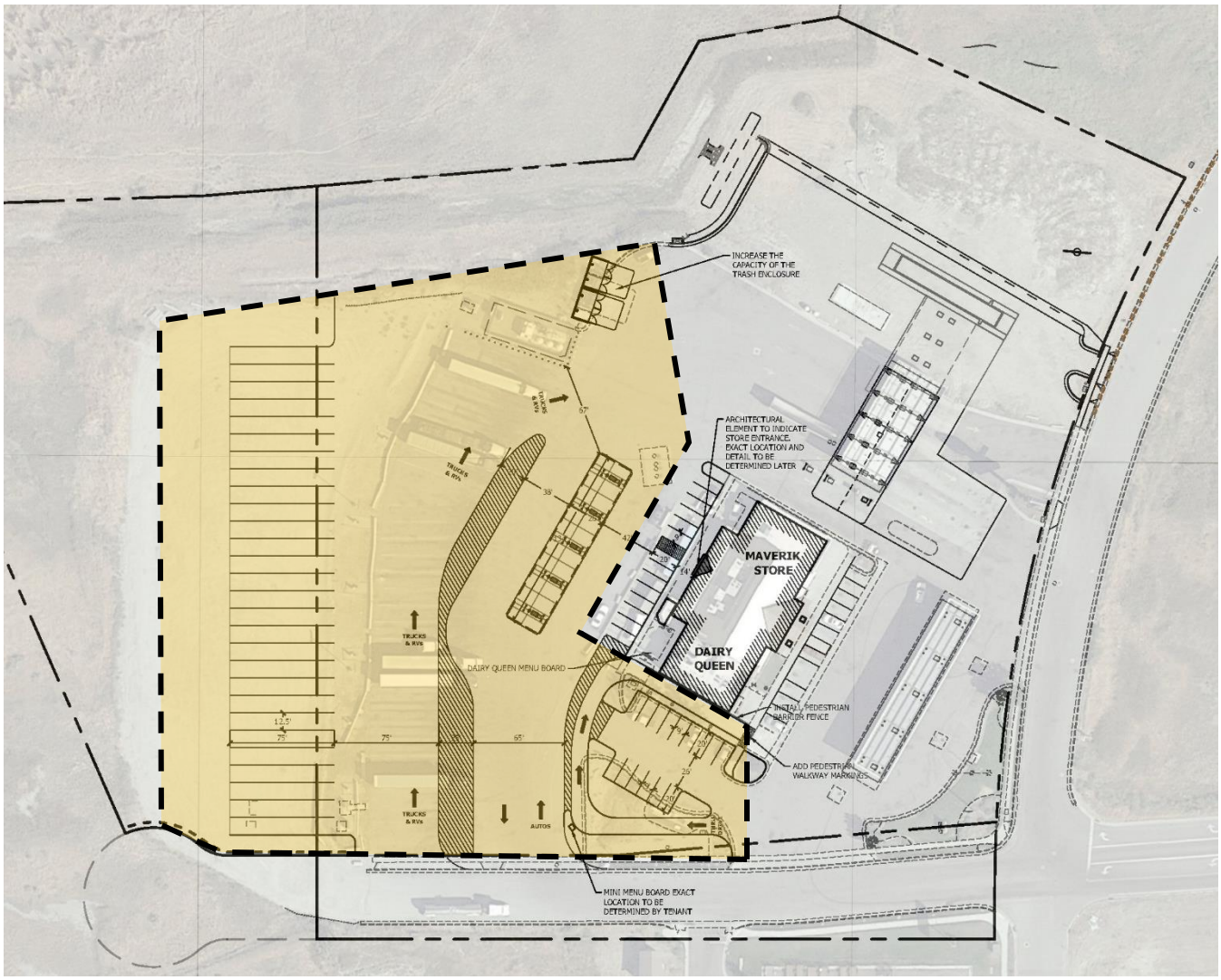
Landscape

- In 2019 Maverik expanded their site. At that time the city assumed the existing site was in compliance and that landscaping would need to be added in relation to the expanded site improvements only.
- Our code requires a minimum of 10% of the site to be landscaped; and,
    - Three trees provided per 1,000 sf of required landscaping; and,
    - Six shrubs provided per 1,000 sf of required landscaping.
- The applicant will also need to replace the landscaping shown to be removed as well as the required plant material that has died.
- Our code states, “No area of the development shall be left un-improved or without development. All areas should be developed with buildings, hard surfacing, or landscaped. No area of the lot or parcel shall be arbitrarily excluded from the site plan to avoid development requirements.” Maverik has incrementally expanded onto the neighboring properties. At this point they should follow this regulation and fully improve the property. With that being said there is a significant area to the west that could feasibly be held for a separate development. Planning Commission should consider what areas we expect to be fully developed/landscaped.
- The applicant has not submitted a landscape plan.

Considerations and Recommendations

This is an administrative item and the decision from Planning Commission will be a recommendation to City Council.

Until an updated site plan has been provided and reviewed, staff recommends tabling this application.



NOTICE OF PERRY PLANNING COMMISSION PUBLIC HEARING

Notice is hereby given that the Perry Planning Commission will hold, in the City Council Chambers at 3005 South 1200 West in Perry as well as electronically via zoom.com web/teleconferencing, a public hearing to receive public comment regarding Ordinance 23-B Zone change from NC2 (Neighborhood Commercial) to R1 (Residential) located at 615 W 2200 S Parcel #03-278-0034 and Ordinance 23-C Zone change from R1 (Residential) to NC2 (Neighborhood Commercial) located at 2544 S Highway 89 Parcel #02-028-0031. Members of the public may view the meeting via Zoom using a link and instructions on the city web page at: https://www.perrycity.org/whats-new.htm.htm or attend in person. The public hearing will be held in conjunction with the Perry City Planning Commission Meeting, which starts at 7:00 p.m. on Thursday, March 2, 2023. All interested persons shall be given the opportunity to be heard. Written concerns are welcome. Any Individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). By: Tyra Bischoff, Planning Secretary.

February 13, 2023

Notice of Planning Commission Public Hearing

March 2, 2023
3005 S 1200 W
Perry, Utah 84302

Application: Zone Change from NC2 (Neighborhood Commercial) toR1 (Residential)
Applicant: RM Mills Construction
Location: 615 W 2200 S (03-278-0034)

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet of the above referenced location are being notified of the application referenced above. Interested persons are invited to attend the upcoming Planning Commission Meeting and provide public comment during the public hearing. All comments are welcome and we encourage your participation.

The public hearing will be held in conjunction with the regular Perry City Planning Commission meeting, which starts at 7:00 p.m. on Thursday March 2, 2023. You can access this meeting via zoom by going to https://perrycity.rainadmin.com/whats-new.htm.htm, or you may also attend in person. A final recommendation by the Planning Commission regarding this application will most likely occur during this meeting. This application will likely be reviewed by the Perry City Council on Thursday, March 23rd at 7:00 p.m.

Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). Feel free to contact our planning staff or office staff should you have any questions.

Sincerely,

Tyra Bischoff
Perry City Planning Secretary



Cori Hendrix
2220 S Hwy 89
Perry, UT 84302

William Bowden
2210 S Hwy 89
Perry, UT 84302

Douglas Hatfield
2175 S Hwy 89
Brigham City, UT 84302

Brian Chapman
2185 S Highway 89
Perry, UT 84302

Mitchel Wade
2160 S Highway 89
Perry, UT 84302

Maverick Inc.
185 S State St Suite 800
Salt Lake City, UT 84111

TSR Holdings LLC
125 E Fish Hatchery Rd.
Mantua, UT 84324

RM Mills Construction LLC
27 E Main
Tremonton, UT 84337

Miles & Homes LLC
2381 S Bluff Ridge Dr.
Syracuse, UT 84075

Randy Bradbury
2222 S Highway 89
Perry, UT 84302-4125

Marshall Carpenter
2240 S Hwy 89
Perry, UT 84302

Susan Vanderpool
PO Box 162
Willard, UT 84340

B & B Clark Holdings LLC
3267 W 2950 N
Plain City, UT 84404

Perry City Community Development

Printed: 02/27/2023

RM Mills Construciton

02/03/2023 - 02/02/2024

9784121

Zone Change Application

Zone Change

0b8a3a90-a321-11ed-ad39-256f9883f9b9

Under Review

Active

Application Review Status

Pre-Review	Received	02/02/2023
Community Development	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Zone Change	$400.00
Subtotal	**$400.00**
Amount Paid	**$412.25**
Total Due	**-$12.25**

Payments

02/03/2023	Card *3344	$400.00
Total Paid		**$412.25**

Application Form Data

(Empty fields are not included)

Name
RM Mills Construciton

Phone Number
(801) 719-1067

Email
max@millshomebuilders.com

Mailing Address
27 E Main St. Tremonton UT 84337

Interest in Property
Owner

Property Address

Property Address
615 W 2200 S Perry

Property Serial #
03-278-0034

Current Zoning Designation
Commerical

Proposed Zoning Designation
Residentail R-1

Purpose of Request
Change the zone We request that the zoning designation be altered to facilitate the construction of a residential home. The current property is partially classified as R1, which is suitable for residential use, while the remaining portion is designated for commercial use. To ensure harmonious development and alignment with the surrounding area, it is imperative that the entire property be reclassified as a residential zone.

Conformance with the Perry City General Plan
This proposed change in the zoning designation aligns with the Perry City General Plan, which prioritizes promoting livable and sustainable communities. By reclassifying the entire property as a residential zone, it will enhance the community's character as a residential neighborhood. This change will ensure that new development is consistent with the existing residential uses in the area, preserving the neighborhood's cohesiveness and contributing to its overall aesthetic appeal. Furthermore, this zoning change will benefit the community by providing additional housing options and supporting the city's efforts to meet the growing demand for residential housing. Additionally, it will enhance the community's overall quality of life by promoting a safe and stable living environment, while also fostering a sense of community pride. In conclusion, the proposed zone change supports the Perry City General Plan and benefits the community by promoting appropriate development, preserving neighborhood character, and improving quality of life for residents.

Will the zone change request be tied to a specific development plan?
No

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Maxwell Mills - 02/02/2023 10:43 am

Staff Report

March 02, 2023

Perry City Planning Commission

Zone Change from NC2 to R1 – Max Mills, property located at 615 W 2200 S

Summary

The property is approximately 0.5 acres in size and is Lot 1 of the Davis Creek Subdivision. The majority of the lot is zoned NC2 (Neighborhood Commercial) while a small portion on the west is zoned R1. The applicant is asking for the entire lot to be zoned R1 so it could be developed as a single family lot.

The lot does not have frontage on the highway and will have street access from 2200 S. The properties directly adjacent to the subject property are single family homes. There are some commercial uses in the general area as well.

Conformance with General Plan

The future land use map aligns with the current zoning and shows the property to be split between commercial and residential zoning. In this case it is reasonable to suggest that the General Plan supports either commercial or residential zoning on this property depending on the context around the property.

Directly to the south of the subject property Perry City recently approved a zone change to R1 for a property with limited highway frontage. It would be consistent with this, and other past decisions, to grant the requested zone change.

Considerations and Recommendations

As a legislative item Planning Commission may take any information or opinion into consideration when making a decision on this zone change. It appears that approval of this request is supported by the General Plan. Staff supports the request.



February 13, 2023

Notice of Planning Commission Public Hearing

March 2, 2023
3005 S 1200 W
Perry, Utah 84302

Application: Zone Change from R1 (Residential) to NC2 (Neighborhood Commercial)
Applicant: Shane Francis
Location: 2544 S Highway 89 (02-028-0031)

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet of the above referenced location are being notified of the application referenced above. Interested persons are invited to attend the upcoming Planning Commission Meeting and provide public comment during the public hearing. All comments are welcome and we encourage your participation.

The public hearing will be held in conjunction with the regular Perry City Planning Commission meeting, which starts at 7:00 p.m. on Thursday March 2, 2023. You can access this meeting via zoom by going to https://perrycity.rainadmin.com/whats-new.htm.htm, or you may also attend in person. A final recommendation by the Planning Commission regarding this application will most likely occur during this meeting. This application will likely be reviewed by the Perry City Council on Thursday, March 23rd at 7:00 p.m.

Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). Feel free to contact our planning staff or office staff should you have any questions.

Sincerely,

Tyra Bischoff
Perry City Planning Secretary



Jay M North LLC
2974 E Alvera Dr.
Holladay, UT 84117

Quality Care LLC
131 E 300 N
Willard, UT 84340-6755

Donald Lamar Dilmore
2555 S Hwy 89
Perry, UT 84302

Alexander Smith J
2575 S Hwy 89
Perry, UT 84302

Francis Shane Jack
PO Box 504
Mendon, UT 84325

Karen Rees
3745 N 800 W
Pleasant View, UT 84414

Lynn Reeder
2610 S 900 W
Perry, UT 84302-4535

Kenneth Morgan
2615 S Highway 89
Perry, UT 84302-4155

Sumida Masayoshi
3335 S Hwy 89
Perry, UT 84302

John Oyler
826 W 400 N
West Bountiful, UT 84087-1935

Reeder Holdings LLC
205 W 1000 N
Brigham City, UT 84302

Michael Nelson
2600 S 900 W
Perry, UT 84302

Adrian Nelson
2750 S 900 W
Perry, UT 84302

Lee Gunther
2500 S 900 W
Perry, UT 84302

Terry Ralph Jones
2750 S 1200 W
Perry, UT 84302

Alonso Patino-Cervantes
2593 S 900 W
Perry, UT 84302

Brian Nguyen
2620 S Hwy 89
Perry, UT 84302

Marla Davies
2585 S Hwy 89
Perry, UT 84302

Benjamin Murray
2614 S 775 W
Perry, UT 84302

Clinton Nelson
2546 S 900 W
Perry, UT 84302

Seth Brewer
2635 S 1200 W
Perry, UT 84302

Jacob Mildenhall
2533 S Linda Way
Perry, UT 84302

Leigh Vaughn
2541 S Linda Way
Perry, UT 84302

Kelly Chamberlain
2549 S 1030 W
Perry, UT 84302

Allen Day
2560 S 900 W
Perry, UT 84302

David Holbrook
2536 S 900 W
Perry, UT 84302

Kelly Baird
2484 S 900 W
Perry, UT 84302

Perry City Community Development

Printed: 02/27/2023

Shane Francis

02/03/2023 - 02/02/2024

6504175

Zone Change Application

Zone Change

f4b857f0-a3ea-11ed-b9fa-a970405fcaf3

Awaiting Payment

Active

Application Review Status

Pre-Review	Received	02/03/2023
Community Development	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Zone Change	$400.00
Subtotal	**$400.00**
Amount Paid	**$0.00**

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Name
Shane Francis

Phone Number
(435) 230-0868

Email
cristaf@francistrucking.com

Mailing Address
1140 N Watery Lane

Interest in Property
Owner

Property Address
2544 South Highway 89

Property Serial #

02-028-0031

Current Zoning Designation

60% is NC2, 40% is R1

Proposed Zoning Designation

We are requesting the property be zoned NC2

Purpose of Request

To be able to utilize the parcel and to keep land uses together and match the general plan by keeping NC2 by 89 and using the property for commercial up by the main road to allow a buffer for sound and traffic prior to entering the residential zone.

Conformance with the Perry City General Plan

We conform with the general plan by providing additional neighborhood uses. By sqaring off the parcel, we are able to separate the neighborhood commercial from the R1 Zone with a road so that there is separation. The NC2 parcel would be a great buffer between the noise, traffic, and commercial nature of the Highway 89 to mitigate those issues for the R1 zone. The piece that we change is contiguous with the NC2 zone.

Will the zone change request be tied to a specific development plan?

No

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Shane Francis - 02/03/2023 10:48 am

Staff Report

March 02, 2023

Perry City Planning Commission

Zone Change from R1 to NC2 – Shane Francis, property located at 2544 S Hwy 89

Summary

The property is approximately 3 acres in size and is currently split with both NC2 (Neighborhood Commercial) and R1 zoning. The property has frontage along Hwy 89, as well as along 2540 S (Larsen St) and 900 W (Park Dr). Existing development along the highway is mixed with residential and commercial uses. The existing development to the west is predominately single family residential. Perry Park is located to the north and there are agricultural uses scattered throughout the area.

The current zoning would allow commercial development along the highway and residential development on the west portion of the property. This split zoning generally aligns with the current development patterns in the area, commercial along the highway and residential development to the west.

Conformance with General Plan

The future land use map aligns with the current zoning and shows the property to be split between commercial and residential zoning. In this case it is reasonable to suggest that the General Plan supports either commercial or residential zoning on this property depending on the context around the property.

Various zone change requests have been approved along the highway in the past depending on compatibility with adjacent development. In this case, the Planning Commission and City Council should carefully consider the compatibility of commercial development with the existing residential homes on 900 W.



Considerations and Recommendations

The General Plan, coupled with existing development, do not appear to directly support the

request. The transition from commercial to residential properties should be carefully considered.

As a legislative item Planning Commission may take any information or opinion into consideration when making a decision on this zone change. Please note that Perry City is part owner of the subject property. Perry City was not involved in submitting the application, nor is the City privy to the motivations or plans associated with the application. As an owner Perry City should be cognizant, of and in agreement with the application. In regard to the legislative decision, staff recommends that the decision be in conformance with the General Plan, consistent with past zone change decisions, and sensitive to the existing land uses in the area; our part ownership of the property should not override these important policies and guiding principles.

February 2, 2023
Planning Commission Meeting
Virtual Meeting
7:00 p.m.

Commissioners Present: Chairman Marcus Wager, Vice Chairman Stephan Moss, Commissioner Jan Kerr (on-line), Commissioner Blake Broadhead, Commissioner Beth Thompson and Commissioner Ryan Vaughn.

Commissioners Absent: Commissioner Julie Jones

City Staff Present: City Administrator Bob Barnhill and Planning Secretary Tyra Bischoff

Others Present: Summer Baird (on-line), Jane Agren, Mike Sabin, and Abby Musselman

1. 7:01 p.m. - Call to Order and Opening Ceremonies

Chairman Marcus Wager called the meeting to order.

A. Declare Conflict of Interest, if any

None.

2. Action Items

A. Subdivision Amendment to vacate a public utility easement located at 2484 S 900 W Parcel #02-028-0168 Applicant: Kelly Baird

Mr. Barnhill explained the applicant wanted to do some improvements to the north side of his lot. There was a ten foot public utility easement along that side of the property so the applicant was asking for a subdivision amendment to vacate easement and make a lot line adjustment. He said according to the city records there wasn't any utilities installed in this easement area. He mentioned that the city sent letters to outside utility companies such as for power and gas for their consent. He noted that he received responses to the letters and that they don't have issues with this easement to be vacated. He said he suggested to the property owner (applicant) that he request a blue stake to be done but he hasn't heard back on this. He expressed that if by chance there was utility in this easement they would have a prescriptive right to be there. He said the utility would stay there in the ground and be maintained but there would no longer be a formal easement on the plat. He commented that whenever there will be a change on a plat they need to amend it and replace the old plat with the new information.

Commissioner Jan Kerr asked if the easement was going to be used for utilities in future developments. Chairman Marcus Wager responded to her question and said that the surrounding areas have already been developed.

MOTION: Commissioner Kerr made a motion to grant vacating a public utility easement at Parcel #02-028-0168. Commissioner Moss seconded the motion.

Roll Call Vote:

Commissioner Wager, Yes
Commissioner Moss, Yes
Commissioner Jones, Absent
Commissioner Kerr, Yes

DRAFT

Commissioner Broadhead, Yes
Commissioner Vaugh, Yes
Commissioner Thompson, Yes

Motion Approved

3. Approval of the Minutes

A. December 1, 2022 Regular Planning Meeting

Commissioner Kerr said there were grammatical changes as follows: line 39 replace "that" and "with" then add "with which", line 61 change "received" to "receives", line 120 should have vice added before chairperson, line 192 needs a comma after appeal, and line 196 should have a colon after are and add "the" after that.

MOTION: Commissioner Moss made a motion to approve the December 1, 2022 with the corrections. Commissioner Thompson seconded the motion.

All In Favor

Motion Approved

4. Discussion

A. Future Projects

Mr. Barnhill said at the next City Council meeting they will be approving a new code hosting software. He mentioned he has also been working on amending some site plans. He suggested that they review the current codes and see if there are some that need to be reviewed and changed. He said that he will show the commissioners this software program at the next Planning Commission meeting.

B. Report on past-approved Planning Commission Agenda Items

None.

C. Report from Commissioner regarding previous Council Meetings

Mr. Barnhill said Mayor Jeppsen gave the State of the City address at the last council meeting. He remarked that a few building permits didn't get approved last year and numbers were down from the previous year. He also reported that at the next City Council meeting on February 9 at 7:00 pm there will be a training for municipal storm water regulations and that all Planning Commissioners are invited to attend. He explained that last year the city received a state audited and found that we were to have copious training on storm water to be compliant.

D. Make Assignments for Representative to Attend City Council Meeting (February 9 & February 23, 2023)

Commissioner Jan Kerr will attend the February 9 and Commissioner Blake Broadhead will attend the February 23 City Council Meetings.

5. Public Comment

Chairman Marcus Wager asked for any public comments. Mr. Barnhill asked the public attendees if they came to the meeting for a specific reason. Mr. Sabin responded that they were at the meeting as an assignment given by Mr. Gerlach's high school government advanced placement class. Mr. Barnhill

DRAFT

explained a few responsibilities of the Planning Commission and invited the students to attend another meeting.

6. Training

A. Staff

None.

7. Review Next Agenda and Adjourn

A. Items for January agenda (next meeting March 2, 2023)

Mr. Barnhill said that there will be a zone change request in the Davis Creek Subdivision. So the commissioners may know beforehand he pointed out on a map the R1 zone change request. He said there was one lot that the builder wants to build a single family resident but needs the zone changed to accomplish it.

B. Motion to Adjourn

Motion: Commissioner Broadhead made a motion to adjourn the meeting. Commissioner Moss seconded the motion.

All Commissioners were in favor. The meeting ended at 7:14 p.m.

DRAFT