

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING
FEBRUARY 17, 2022**

Chairman Lloyd Brown called the meeting to order at 7:00 p.m.

Members present: Lloyd Brown, Kodi Wallgren, Gary Chappell & Greg Garcia

Pledge of Allegiance

Invocation - Greg Garcia

Gary Chappell made a motion to approve the minutes from the January 20, 2022, Regular Meeting/Public Hearing. Seconded by Greg Garcia. All in favor, the motion carried.

Open Public Hearing@ 7:02 p.m. - 42.16 Acres located at the SW corner of County Road 596 & County Road 640.

Receive public comments regarding a change in zoning for 42.16 acres from A - Agriculture District to SF-1 (Single Family Residential)

Resident Larry Garner asked questions about the drainage and possible issues if the property is re-zoned for homes.

Resident Jonathan Caldwell joined by zoom and said he does not approve the zoning change but did not give any reasons why.

City engineer, Jacob Dupuis joined by zoom and answered questions regarding this and provided a letter of approval regarding the zoning change. Jacob Dupuis also provided a letter regarding the Concept Plan with conditional approval for the following items: Zoning amendment approval from A-Agriculture to SF-1 and a Traffic Impact Analysis will be required since there are more than 100 proposed lots.

Close Public Hearing at 7:12 p.m.

Gary Chappell made a motion to recommend the zoning change from A - Agriculture District to SF-1 to the city council. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to recommend the approval of the Concept Plan for Meadow Ridge Estates with the following conditions: Zoning amendment approval from A-Agriculture to SF-1 and a Traffic Impact Analysis will be required since there are more than 100 proposed lots. Seconded by Greg Garcia. All in favor, the motion carried.

The meeting was adjourned at 7:42 p.m. by consent.

ATTEST:

Patti Brooks, City Secretary

APPROVAL BY':

Lloyd D. Brown, Chairman