

## MINUTES OF PLANNING COMMISSION MEETING

November 8, 2010

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 8th day of November, 2010 at 6:30 PM

**THE FOLLOWING MEMBERS WERE PRESENT:** Nelson, Dean, Sannes, Jorgenson.

**THE FOLLOWING WERE ABSENT:** Ferris, Borgstrom and Coleman

**THE FOLLOWING WERE ALSO PRESENT:** Community Development Director Mike Martin, Deputy Clerk Linda Rappe, Lorraine Hopkins, Kris Johnson and Chuck Coleman

**CALL TO ORDER:** Chairman Nelson called the meeting to order at 6:30 PM.

**MINUTES FROM PLANNING COMMISSION:** Motion made by Sannes, second by Jorgenson to approve the minutes from the September 13, 2010. All Ayes.

**PUBLIC HEARING OPENED FOR MINOR SUBDIVISION REQUEST:** Kris Johnson is requesting a minor subdivision to add a small parcel he is purchasing to the south of his property to his lot at Block 1 Lot 10 Masten Creek Woodlands. Zoning Administrator Martin stated that dealing with this issue is going to be relatively simple but messy. This minor subdivision request is only the first step in a multi-step process that is ultimately intended to extend all of the lots on the east side of the subdivision to the creek. We need to consider splitting the small triangle shown in bold on the map from the larger, ten-acre parcel owned by Mike and Guy Paradise that we annexed last year. This will allow the Johnson's to purchase that portion of the land between their home and the creek. Later on, we will need to consider the annexation of the rest of the land between all of the homes and the creek currently owned by Wally Meinert and join the appropriate pieces of that land to the adjoining lots. Mr. Johnson was in attendance but had nothing further to add.

There were no comments from the public.

**PUBLIC HEARING CLOSED.**

**DISCUSSION:** Martin stated that Coleman indicated by email that he was ok with approving this request. Borgstrom called before the meeting and indicated the same. Commissioner Dean questioned whether all of this property was part of the gas line easement. Johnson stated that all of the land he was purchasing is gas line easement but it is a stepping stone to get to the other portions he intends on buying. The Commissioners were in agreement that this minor subdivision was appropriate.

**MOTION:** Motion made by Sannes, second by Jorgenson to recommend adopting the resolution approving the minor subdivision. All Ayes.

**COMPREHENSIVE PLAN UPDATE:** Mr. Martin stated that the community surveys have been collected and the business surveys should be going out this week. Martin stated we are still on track for having the comprehensive plan in place by the first of the year. Commissioner Dean, as a member of the Comprehensive Plan Committee stated that there should be more communication between Mr. Gastner and the committee members. Mr. Martin will communicate that to SEMDC.

**OTHER BUSINESS:** Commissioners Jorgenson and Dean's terms will expire at the end of the year. Commissioner Dean stated that he would like to be reappointed. Commissioner Jorgenson stated that he will be moving out of the city limits in the spring and would no longer qualify to be on the Commission anyway so he will let his term expire.

**ADJOURN:** Since the agenda had been met the meeting was adjourned at 6:50

Respectfully submitted,

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Linda Rappe, Deputy Clerk