



City Planning Board Minutes

A meeting of the City Planning Board was held on November 16, 2022, from 5:30-7:30 p.m. The meeting was held via Zoom. This meeting was facilitated by Jessie Wilcox.

1. Call to Order

2. Roll Call

In attendance: Jessie Wilcox, Torrey Lyons, Taya Cromley, Mija Hamilton, Jim Barrett, Shannon Holmes, Stacy Jovick. And Johnathan Hettinger. Staff: City Manager Grant Gager, Building Director Jim Woodhull and Planning Director Jennifer Severson. Applicant attendees: Matt Faure and Garrett Schultz and Bill Mullenfeld.

3. Approval of Minutes: June 23, August 17, and September 21, 2022

- Motion by Cromley, second by Hamilton.
- Passes 8-0.

4. General Public Comment (5:36 pm)

- Frank Schroeder made comments

5. New Business

A. Preliminary Plat – Northtown Subdivision Phases 4A, 4B & 5 (5:40 pm)

- Woodhull presented application and staff findings.
- Woodhull stated applicant's request for a variance from the City's requirement to include alleys in the street design.
- Woodhull recommended approval of the variance and conditional approval of the subdivision application and stated recommended conditions of approval.
- Schultz presented for applicant.
- Wilcox asked Board if they have technical questions for applicant
- Lyons asked question
- Schultz responded
- Barrett asked question
- Schultz responded
- Hettinger asked question
- Faure responded
- Hettinger asked clarifying question
- Faure responded
- Jovick made comment and asked questions
- Faure and Schultz responded
- Jovick asked several clarifying questions
- Schultz responded

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- Holmes asked question
- Schultz responded
- Hettinger asked clarifying question
- Schultz responded
- Lyons asked follow up question
- Schultz responded
- Jovick made comment
- Schultz deferred to Mullenfeld
- Mullenfeld responded
- Wilcox opened public comment (6:43 pm)
- Robert Ballard made comments
- Andy Hathaway made comments
- Wilcox closed public comment (6:49 pm)
- Wilcox reopened Board discussion
- Wilcox asked for point of order clarification
- Woodhull clarified
- Barrett asked question
- Holmes responded
- Barrett asked several clarifying questions
- Holmes responded
- Cromley made comment
- Hettinger asked question
- Schultz responded
- Hettinger asked question
- Wilcox deferred to Woodhull
- Woodhull responded
- Hettinger proposed additional conditions of approval
- Jovick asked for point of order clarification
- Holmes clarified
- Wilcox asked for point of order clarification
- Holmes clarified
- Lyons made comment
- Hettinger made comment
- Lyons made several comments
- Wilcox asked question
- Schultz responded
- Wilcox requested motion
- Barrett moved to approve variance (7:12 pm)
- Jovick seconded
- Motion passes- 8-0

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- Wilcox asked for final discussion points from board on subdivision approval (7:13 pm)
- Barrett asked question
- Schultz responded
- Barrett asked follow up question
- Schultz responded
- Hamilton asked question
- Wilcox deferred to Holmes
- Holmes responded
- Cromley asked for point of order clarification
- Wilcox deferred to staff
- Woodhull responded
- Cromley made comment
- Jovick made point of order comment
- Jovick made additional comments
- Wilcox asked clarification question
- Holmes responded
- Jovick made comment
- Wilcox asked question
- Schulz responded
- Hettinger made comments
- Wilcox asked staff a question
- Woodhull responded
- Jovick made comment
- Wilcox made comment
- Barrett made comment
- Holmes made comments
- Wilcox asked clarification question
- Holmes responded
- Lyons asked question
- Hettinger asked question
- Wilcox deferred to Woodhull
- Woodhull responded
- Lyons asked clarification question
- Hettinger responded
- Wilcox made comment
- Jovick made comment
- Wilcox provided summary of discussed conditions
- Hamilton asked point of order question
- Wilcox responded
- Jovick made point of order comment

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- Holmes made a motion to approve with conditions (7:40 pm)
- Hamilton seconds
- Motion passes 8-0

B. Vote on applicants for Planning Board non-freeholder vacancy (7:41 pm)

6. Administrative Comments (7:45 pm)

A. Public Works Update provided by Director Holmes (7:45 pm)

B. Planning Update- Woodhull had no additional updates (7:47 pm)

C. Board Comments (7:47 pm)

- Barrett asked question
- Wilcox deferred to Woodhull
- Woodhull responded
- Jovick asked question
- Wilcox deferred to staff
- Woodhull responded
- Jovick asked question
- Woodhull responded
- Jovick made comment
- Jovick asked question
- Wilcox deferred to staff
- Severson responded

7. Wilcox adjourned meeting (7:55 pm)