



**PLANNING COMMISSION MEETING
MINUTES**

**December 9, 2025
6:30 PM
Civic Center**

Planning Commission Chair/Commissioner Frederick Cruger, Commissioner Jude Anderson, Commissioner Scott Morrison, Commissioner Laura Houk

Members Absent Commissioner Loren Tonggard

City Staff City Clerk Darla Wilkins, Planning Director Amy Hess

Consultants Consultant Planners: Patrick Kelly & Wayne Carlson of AHBL. Inc.

1. **CALL TO ORDER (VIA IN-PERSON & ONLINE VIA ZOOM)**
Chair Frederick Cruger called the meeting to order at 6:30 p.m.
2. **FLAG SALUTE**
Chair Frederick Cruger led the Planning Commission in the Pledge of Allegiance to the flag.
3. **ROLL CALL**
Chair Frederick Cruger verbally called out each of the Planning Commission Member's names.

City Clerk Darla Wilkins took note of the meeting attendance.

4. **APPROVAL OF MINUTES**
 - 4.A. **Approval of the October 14, 2025 Special Meeting Minutes**

MOTION:	Motion to approve minutes with the following change: 6a. #1, 2, 5 and 6 - remove "goes over" and replace with "reviews."
MOVER:	Commissioner Jude Anderson
SECONDER:	Commissioner Scott Morrison

AYES:	Chair/Commissioner Frederick Cruger, Commissioner Jude Anderson, Commissioner Scott Morrison, Commissioner Laura Houk
NAYS:	None
RESULT:	APPROVED

5. NEW BUSINESS

5.A. Title 19 DRAFT code amendments.

Planning Director Amy Hess reviewed proposed changes to Title 19 code updates.

- Site Plan Review (10.04C.075)
- Subdivisions (19.05)
- Definitions (19.02)
- Permitted Uses (19.03)
- Boundary Line Adjustments (19.05.200)
- Landscaping and Screening (19.06.050)

Planning Commission asked for the following revisions:

- Gross Floor Area Definition/Requirements
- Underground Stormwater Facilities (tighten language)
- Permeable pavers - pervious asphalt (massage language to be more flexible)
- Reference criteria in the opening section (page 18)
- (i) Amounts of cut and fill (page 11) - add verbiage as listed in the current version
- Change - (E) When the necessary G.P.S. points exist within one-half mile of the subject property, they shall be located on the plat and used as the primary reference datums.
- (B) Applicability - Did we remove "mobile home parks" from the comprehensive plan? If so, why is there still a reference here? - Staff to look into (page 42)
- NGPA reference "can we define?" (page 45)
- Table 1 (page 48) - What is L1? Could not find the definition for

5.B. Planned Residential Development Discussion

The Planning Commission and Planning Director Amy Hess communicated different ideas for revising the PRD code. Staff indicated that further

discussion and information would be brought forward in 2026.

6. CURRENT BUSINESS

None.

7. CORRESPONDENCE

None.

8. ADJOURNMENT

With no other business to come before the Planning Commission, the meeting was adjourned at 7:56 p.m.