



APPROVED

May 2022 Planning and Zoning Meeting Minutes

1. Meeting called to order at 7:06pm
2. Pledge of Allegiance
3. Roll Call:
 - a. Cody Liming - X
 - b. Shawn Miller - X
 - c. Ben Hawkins - X
 - d. Cody Roche - X
 - e. Scott Moses - Not Present
4. Agenda
 - a. Approve Meeting Minutes from April Regular Meeting
 - i. Shawn Miller made motion to approve
 1. Cody Roche seconded
 - b. Discussion about 107 N Jackson
 - i. Review a Pott County GIS - Lot Size 150 x 125
 - ii. Plan to split lot down the middle east-west, construct two duplexes.
 - iii. Orientation Current vs. Proposed
 1. Current: Facing Jackson
 2. Proposed: North-South, Front-to-Front
 - a. Parking in the middle
 - b. Access From Jackson
 3. Concerns over access and lot size were expressed
 - iv. Next Steps / Timeline:
 1. June Planning & Zoning
 - a. Site Plan Submittal
 - b. Proposed Public Hearing
 - i. Rezoning – Residential to Multi Family
 - ii. Splitting Lot
 - c. Notify Residents by letter
 - i. 200 FT from each lot corner
 2. July Council Meeting
 - a. Council Approval
 3. Building Permit Submittal
 - c. Special Election for Officers
 - i. Vice Chair: Shawn Miller
 1. Ben Hawkins made motion to elect
 2. Cody Roche seconded
 - ii. Secretary: Ben Hawkins
 1. Shawn Miller made motion to elect
 2. Cody Roche seconded
 - d. Discussion with City Attorney about the Zoning Map
 - i. Kyle with O&H Planning, Zoning Codes – Explanation & Review
 - ii. Bernard Irvine, City Attorney, to provide scan of St. George Zoning Codes

- iii. Kyle with O&H Planning proposes to review and update the current zoning codes to best fit current city status
- iv. Cody Liming proposed creating a special district for mixed use
 - 1. Commercial & Residential
- v. Bernard Irvine, City Attorney, review of zoning strictly commercial vs. special district
- vi. Moving forward, future workshop and discussions
 - 1. P&Z voted to move forward with special district

e. Proactive Planning

- i. Cody Liming proposed future traffic study
- ii. Kyle with O&H Planning proposed potential partnership with local college class to perform study
- iii. Cody Liming discussion of need for annual review of comprehensive plan
 - 1. Recommend improvement to be discussed at June Meeting
- iv. Kyle with O&H Planning – Grant Opportunities
 - 1. Example: Main Street America
 - 2. Work with Debbie on future grants
- v. Cody Liming looking to create future workshops to develop plan to entice future business.

5. Adjournment

- a. Ben Hawkins made a motion to adjourn
 - i. Cody Roche seconded
 - 1. Motion carried
- b. Meeting adjourned at 8:16pm