

**MINUTES OF THE  
Planning & Zoning Meeting for the City of Menan held February 7, 2019.**

**Present:** Lane Moritmer, Victor Cammans, Jason Watson, Kerry Philips, Allyson Pettingill, Amy Gahn, Danielle Andrew, Becky Nelson, Angie Gunderson, Ron Jones, Matt Walker, Lynn Jacobs, Eric Stout, and Tim Hale.

**Planning and Zoning Meeting called to order at 7:04 pm.**

Jason Watson conducts the meeting.

**Lane Mortimer made a motion to amend the agenda to allow the swearing in of new Commission member, Kerry Philips. Victor Cammans seconded the motion. Roll call vote: Jason Watson-aye; Lane Mortimer-aye; Victor Camman-aye. Motion carried.**

**Swearing in:** City Clerk Allyson Pettingill swears in Kerry Philips.

**Informal Discussion of Development of Gunderson Property on Menan Lorenzo Hwy:** Allyson updates the Commission on what the Council suggested to Tim Hale. Tim was counseled to proceed with the process which would include submitting a Conditional Use Permit Application and follow that process through. There is discussion of this. Tim states he will pick up an application and start the process.

**Nelson Property Division:** The Commission looks through the paperwork provided by Becky and Greg Nelson. As the issue with the greenspace was resolved mostly at the Council meeting, they discuss the area of the dedicated open space that would be required and how much the Nelsons are suggesting. Victor states he will talk to Greg about the open space and how much they want to have recorded as the dedicated open space as per the city code.

**Discussion of Subdivisions and Greenspace:** Allyson briefly explains the findings of the Council per Kris at the last Council meeting. There is discussion of the new understanding of 5% dedicated open space on the property wherever the resident would like it to be, as long as it is dedicated and recorded by the County as open space so it can't be built on.

**Public Discussion:** Tim Hale asks question about the proposed zoning changes the P&Z are working on and how the residents within the areas of change will be informed and affected. There is discussion of this. It is stated that there will have to be Public Hearings for all affected to be heard and let their opinions be known. There is discussion of this.

**Minutes:** Lane Mortimer made a motion to accept the minutes for the meeting on Dec. 12, 2018 as written. Victor Cammans seconded the motion. Motion passed.

**Calendar:** There is discussion of the next meeting to be held on March 7, 2019.

**Lane Mortimer made a motion to adjourn the meeting. Victor Cammans seconded the motion. Motion passes.**

Planning and Zoning meeting ends at 7:29 p.m.

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Allyson Pettingill  
Clerk/Treasurer