ROLL CALL: ______ Linda Spencer ______ Nancy Mast
______ Michael Wilkins ______ Don Barkley ______ Christine Campbell
______ Stephanie Valencia ______ Robert Bowers ______ James Pickett

GENERAL BUSINESS:

ADOPTION OF THE AGENDA: September 17, 2020 Regular Meeting

APPROVAL OF MINUTES: August 20, 2020 Regular Meeting

COMMUNICATIONS:

EX PARTE COMMUNICATIONS:

PUBLIC HEARING ITEMS:

1. Continued application #2007-1775 (Uniti Towers, LLC), for a Special Use Permit for the placement and operation of an approximately 290-foot high lattice communication tower in an “A-1” Agricultural Zone. Said property is located at the intersection of Utah Road and Shawnee Road, on the East side of Utah Road and on the South side of Shawnee Road, in the North Half (N ½) of the Northwest Quarter of Section 05, Township 16 South, Range 21 East..

   Click here to see supporting documents

2. Application #2008-1776 (Kleitz), for a Special Use Permit for the operation of a Micro Distillery and Drinking Establishment in a C-2 (Highway Commercial) Zone. Said property is located near the intersection of Tennessee Road and I-35 Highway, on the West side of Tennessee Road and North of I-35 Highway in the Northeast Quarter (NE ¼) of the Southeast Quarter (NE ¼) of Section 11, Township 16 South, Range 20 East.

   Click here to see supporting documents

3. Application #2008-1777 (Ferguson), to rezone approximately 15.00 acres from A-1 (Agriculture) Zone to R-E (Residential Estate) Zone. Said property is located on the North side of Stafford Terrace approximately one-half (1/2) mile East of US-59 Highway, in West Half (W ½) of the Northwest Quarter (NW ¼) of Section 25, Township 15 South, Range 19 East.

   Click here to see supporting documents
4. Application #2008-1778 (Large), to rezone approximately 3.00 acres from the A-1 (Agriculture) Zone to the R-3A (Single Family Residential Three Acre) Zone and to rezone the remaining approximately 43.00 acres from the A-1 (Agriculture) Zone to the A-2 (Transitional Agriculture) Zone. Said property is located on the East side of Oregon Road approximately one-half (1/2) mile South of Sand Creek Road, in the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 22, Township 16 South, Range 20 East.

Click here to see supporting documents

5. Application #2008-1780 (McDaniels), to rezone approximately 18.00 acres from A-1 (Agriculture) Zoning District to a R-E (Residential Estate) Zoning District. Said property is located at the corner of Woodson Road and Montana Road on the South side of Woodson Road and on the West side of Montana Road, in the Northeast Quarter (NE ¼) of Section 24, Township 15 South, Range 19 East.

Click here to see supporting documents

6. Application #2008-1781 (Turner 5 Trust) to rezone approximately 3.00 acres from an A-1 (Agriculture) Zoning District to an R-3A (Single Family Residential Three Acre) Zoning District located on the North side of Marshall Road approximately one mile East of Nevada Terrace in Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 3 and to rezone approximately 5.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District and to rezone approximately 140.00 acres from an A-1 (Agriculture) Zoning District to an A-2 (Transitional Agriculture) Zoning District located between Marshall Road and Labette Terrace approximately one mile East of Nevada Terrace in the East Half (E ½) of the Northwest Quarter (NW ¼) and the North Half (N ½) of the Northeast Quarter (NE ¼) of Section 10 all in Township 17 South, Range 20 East.

Click here to see supporting documents

NON-PUBLIC HEARING ITEMS: There were none.

PUBLIC COMMENT SECTION: Public that wishes to address any planning or zoning issues.

GENERAL BOARD DISCUSSION:
CALENDAR: Next Planning Commission Public Hearing – **OCTOBER 15, 2020** at **6:30 P.M.** in the County Commissioners Meeting Room.

ADJOURNMENT:

ATTENTION:

For those who have not attended a Planning Commission meeting before here is the order of events. **Public Hearing Procedures**

For items on the agenda requiring a public hearing, the procedure is as follows:

1. Chair announces application.
2. Staff gives a summary presentation and recommendation.
3. Planning Commission asks Staff questions.
4. Chair opens the Public Hearing asking the applicant for a presentation. This presentation can be up to 15 minutes in length.
5. Planning Commission asks the applicant questions.
6. Chair will ask for members of the audience who wish to speak opposed or in favor of the application to come forward and make statements or ask questions.
7. The Public Hearing is closed.
8. Chair directs any questions to the appropriate individuals.

Members of the audience should address their questions and comments to the Planning Commission.