
The meeting was held in-person, with participation via Zoom also available.

1. **CALL TO ORDER** – Chair Kopitzke called the meeting to order at 7:00 pm.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – Present: Kris Kopitzke, Justin Sykora, Doug Parker, Marc Porupsky, James Langan, Christian Dawson, Kuchen Hale, Jacob Edwards, Sally Doherty A quorum was present.
ALSO IN ATTENDANCE – City Administrator Ron Moorese, City Council member Annie Perkins, City Planner Claire Michelson
4. **APPROVAL OF AGENDA** –
Motion/Second Hale/Parker to approve the agenda for the February 5, 2024 Planning Commission meeting. Passed 9-0.
5. **APPROVAL OF MINUTES** –
Motion/Second Parker/Porupsky to approve the minutes of the January 8, 2024 Planning Commission meeting. Passed 9-0.
6. **REPORTS AND PRESENTATIONS** none
7. **PUBLIC HEARINGS**
 - A. Miller application for a Sketch Plan review for proposed subdivision of 46 acres located between 15222 and 14960 Afton Boulevard

Chair Kopitzke opened the public hearing at 7:02 pm.
City Planner Claire Michelson provided a summary of the application: The Miller Subdivision Sketch Plan reflects a concept plan for the subdivision of approximately 46 acres of property with PID #s 22.028.20.22.0002 and 22.028.20.23.0006, located generally between 15222 and 14960 Afton Boulevard. The subdivision would create eight single-family residential lots, each with a minimum area of five acres, at least 2.5 acres of which are contiguous acres that are less than 18% slope, and with at least 300 feet of public road frontage. Access to the property is proposed to be via a 1,100 foot cul de sac road from Afton Boulevard.
Steve Miller, excavator, is working with the family to develop the homestead and would like feedback.
Susan Brown stated her parents own the adjacent land and have submitted comments in writing. (included in packet)
No other comments
Motion/Second Parker/Porupsky to close public hearing. Passed 9-0
Public hearing closed at 7:07 pm.
Comments from the Planning Commission members:
 - Based on feedback from the county, figure out road access first.
 - Many areas of steep slopes.
 - The shared driveway and unusual lot shapes are not in keeping with ordinances.
 - Filtration pond likely too small for the runoff.
 - Concern about safety of the highway in this area. Find out if the county has a long-term plan regarding speed limits on this road.
 - Road could be moved to access the highway at a location with better sightlines. The idea of extending the roadway to the Carlson property could be beneficial but would need to work with the contours of the land and slope.
 - The area along the highway was flooded last spring after heavy snows, three of the lots would be impacted and may not be viable.

- 55 - The ordinance may allow for 5 acre lots, but the topography may not allow. Hard to make eight lots
- 56 here, five lots may be better.
- 57 - Members would like to see topo maps and a grading plan from engineers.
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60 **8. NEW BUSINESS** – None

61 **9. OLD BUSINESS -**

- 62 A. Update on City Council Actions
- 63 Council member Perkins provided a summary of the January 16, 2024 Council meeting.
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66 **10. ADJOURN –**
67 **Motion/Second Parker/Doherty to adjourn. Passed 9-0.**
68 Meeting adjourned at 7:40 PM

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73 Respectfully submitted by:

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75 _____
76 Julie Yoho, City Clerk

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79 To be approved on
80 May 6, 2024 as (check one): Presented: _____ or Amended: _____
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