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

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- 7 **1. CALL TO ORDER** – Chair Kopitzke called the meeting to order at 7:02 PM.
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- 9 **2. PLEDGE OF ALLEGIANCE**
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- 11 **3. ROLL CALL** – Present: Chair Kris Kopitzke, Roger Bowman, Doug Parker, Justin Sykora. James Langan,  
12 Christian Dawson. Absent were Sally Doherty, Kuchen Hale, Scott Patten; all excused A quorum was  
13 present.  
14 **ALSO IN ATTENDANCE** – City Administrator Ron Moose, City Clerk Julie Yoho (via Zoom), Council  
15 member Randy Nelson.
- 16
- 17 **4. APPROVAL OF AGENDA** –  
18 **Motion/Second Bowman/Parker To approve the agenda for the June 27, 2022 Planning Commission**  
19 **meeting. Roll call: all aye, Passed 6-0.**
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- 21 **5. APPROVAL OF MINUTES** –  
22 **A. Motion/Second Parker/Sykora To approve the minutes of the June 6, 2022 Planning Commission**  
23 **meeting. Roll call: all aye, Passed 6-0.**
- 24
- 25 **6. REPORTS AND PRESENTATIONS** – none
- 26
- 27 **7. PUBLIC HEARINGS** – none
- 28
- 29 **8. NEW BUSINESS** – none
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- 31 **9. OLD BUSINESS** –  
32 **A. William Kaye Application for Conditional Use Permit for an amendment to the Kaye Hill Farm PAUD at 1754**  
33 **Neal Ave**  
34 Administrator Moose summarized the application. The City Council has referred the William Kaye conditional  
35 use permit application back to the Planning Commission with additional information that was not available for  
36 the Planning Commission’s initial review of the application. The application is for a conditional use permit for  
37 an amendment to the Kaye Hill Farm Planned Agriculture Unit Development (PAUD) Subdivision that  
38 included the lot at 1754 Neal Avenue. The owner of the property to the west of the subject property has agreed  
39 to allow a driveway easement through his property to provide access to the proposed new lot through Majestic  
40 Pines, so a shared driveway is not needed.  
41 Chair Kopitzke reviewed the conditions for an amendment. No negative impact, no change in duration of  
42 easement; if no longer a vineyard the land would return to natural state.  
43 Bowman asked if a long-term lease would violate the easement. (no)  
44 Parker stated that if the parents sell the whole property to him, the issue goes away.  
45 Chair Kopitzke asked about the lease option  
46 Bowman suggested a capital lease  
47 Chair Kopitzke stated there may be borrowing rules, but since the lot is not residential not much value to  
48 borrow against anyway.  
49 Parker asked what intent was for the development when it was created.  
50 Bowman asked if Cody had looked into a loan based on a lease (has not)  
51 Parker thinks it should be explored  
52 Parker stated that the issue is bigger than just this case, sets precedence. Could be changed again in the future.  
53 Similar to spot zoning.  
54 Langan stated the entire premise is because he can’t buy the whole parcel. No one else benefits.  
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58 Bowman asked if a building / pole barn will be built (Yes, size to be determined)

59 **Motion/Second Kopitzke/Bowman move to recommend approval with staff conditions, with additions**  
60 **below:**

- 61 • Item #1 add “agricultural use or natural preservation”
- 62 • no buildings may be added after acceptance/date
- 63 • no further subdivision will be allowed
- 64 • all conservation easement conditions are met
- 65 • no further amendments concerning lot 6 will be allowed

66 Conditions of Approval

- 67 1. The existing conservation easement on the property shall be amended to allow the creation of the additional  
68 lot, but shall continue to require the lot to be used only for agricultural use, shall prohibit a residential dwelling  
69 from being constructed on the lot, shall prohibit further subdivision of the lot, and shall be recorded on the  
70 property along with the recording of the subdivision.
- 71 2. The consent of Belwin shall be obtained for the amendment of the conservation easement.
- 72 3. The proposed 5-acre lot shall be accessed from Majestic Pines Trail using a private driveway easement  
73 through the property to the west.

74 **Motion vote: 3 Aye, 2 Nay (Parker, Langan), 1 abstain (Sykora) Passed.**

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77 **B. Groundwater protection**

78 The commission members discussed the groundwater protection items on which they would like the Commission  
79 to focus its efforts. Items included: a moratorium on automated irrigation systems for lawns for new construction,  
80 looking at salting practices on roadways, septic tank inspection criteria and triggers for inspection, revisiting  
81 impervious surface and offsets, developing a list of specific vegetation to plant, swimming pools. The commission  
82 will develop a prioritized list for discussion.

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85 **C. Update on City Council actions**

86 Administrator Moose provided a summary of the June 21, 2022 City Council meeting.

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88 **10. ADJOURN**

89 **Motion/Second Parker/Bowman To adjourn. Passed 6-0.**

90 Meeting adjourned at 8:55 pm.

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95 Respectfully submitted by:

96  
97 JY  
98 Julie Yoho, City Clerk

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100  
101 To be approved on August 1, 2022 as (check one): Presented:     X     or Amended: \_\_\_\_\_  
102  
103