

**CITY OF NOWTHEN MEETING MINUTES  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
APRIL 23, 2024**

**CALL TO ORDER**

Chair Ames called the meeting to order at 7:01pm.

Those assembled recited the pledge of allegiance.

Present: Ames, Haapala, Jorgensen, Lewis, and Pearo

Absent: Bies and Carlson

Also Present: Liaison Mayor Pilon, Planner Nash, City Administrator Lehner and Administrative Assistant Riley. Chris Dahn, Engineer with Bogart, Pederson & Associates.

Planner Nash requested to switch the order on the agenda and present 5b first, then 5a.

**MOTION BY PEARO, SECOND BY HAAPALA TO APPROVE AGENDA AS AMENDED. MOTION CARRIED. FIVE (5) AYES - COMMISSIONERS AMES, HAAPALA, JORGENSEN, LEWIS & PEARO. COMMISSIONERS BIES AND CARLSON ABSENT.**

**MOTION BY AMES, SECOND BY JORGENSEN TO APPROVE MEETING MINUTES FOR MARCH 26, 2024. MOTION CARRIED. FIVE (5) AYES - COMMISSIONERS AMES, HAAPALA, JORGENSEN, LEWIS & PEARO. COMMISSIONERS BIES AND CARLSON ABSENT.**

**ITEM 5b. PUBLIC HEARING: NOWTHEN PASTURES PID 08-33-25-41-0001**

Hearing Opened by Chair Ames at 7:04pm

Planner Nash reviewed the 3 lot plat, the plans have been modified from previous reviews which consists of 3 - 10 acre parcels. All 3 lots will now have access to the existing road. Lots 2 and 3 will have a "shared" driveway (see provided map). The Engineer is working with the County to assess grading and possible stormwater solution if determined it is needed. Culvert requirement will be completed at final plat. Current Ordinance says driveways must be 15 ft apart, will look at an exception for these parcels, as the county will only approve the 2 driveways as shown on map.

7:12pm – open hearing to public, no questions or comments. Public Hearing closed 7:14pm

Planner Nash reviewed the Finding and Facts.

**MOTION BY AMES, SECOND BY HAAPALA TO APPROVE THE PRELIMINARY PLAT FOR NOWTHEN PASTURES. FIVE (5) AYES. COMMISSIONERS AMES, HAAPALA, JORGENSEN, LEWIS & PEARO. COMMISSIONERS BIES AND CARLSON ABSENT.**

ITEM 5a. PUBLIC HEARING: PETERSON ACRES PID 21-2-33-25-22-0004

Discussion regarding access to the development, the County will not allow access to the development via County 5, so access will remain via 205<sup>th</sup> Ave.

Chris Dahn, Engineer with Bogart, Pederson & Associates fielded questions from the residents regarding the stormwater plan. Current flow is directly to the north, when completed it will also be directed to the west of the property.

Residents expressed great concern on the condition of 205<sup>th</sup> Ave and adding more cars/trucks to this road will continue to make it worse. The current ordinance does not require the developer to pave any of 205<sup>th</sup>.

Public Hearing will continue to May 28, 2024 meeting. New notices will be mailed out.

**MOTION BY AMES, SECOND BY HAAPALA, MOTION CARRIED. FIVE (5) AYES - COMMISSIONERS AMES, HAAPALA, JORGENSEN, LEWIS & PEARO. COMMISSIONERS BIES AND CARLSON ABSENT.**

ITEM 7a. Review 2024 Draft Policy of Planning and Zoning Commission

Went thru the policy changes. Thank you to Commissioner Haapala for finding the appendixes!


**MOTION BY PEARO, SECOND BY JORGENSEN TO ADOPT ALL CHANGES TO THE POLICY OF PLANNING AND ZONING COMMISSION AND SEND TO CITY COUNCIL FOR APPROVAL AT THE MAY 14, 2024 MEETING. MOTION CARRIED. FIVE (5) AYES - COMMISSIONERS AMES, HAAPALA, JORGENSEN, LEWIS & PEARO. COMMISSIONERS BIES AND CARLSON ABSENT.**

ITEM 7b. Meeting Start Time

Discussion was had on moving the start time to 6:00pm for future meetings. City Council meetings have been changed to start at 6:00pm. The commissioners tabled this discussion until next meeting (May 28, 2024) so that all members could give their input on this.

**MOTION BY JORGENSEN, SECOND BY AMES TO ADJOURN THE MEETING. MOTION CARRIED. FIVE (5) AYES - COMMISSIONERS AMES, HAAPALA, JORGENSEN, LEWIS & PEARO. COMMISSIONERS BIES AND CARLSON ABSENT.**

The meeting was adjourned at 9:23 PM.

A handwritten signature in black ink, appearing to read "Dale G. Ames", written over a horizontal line.

Chairman Dale Ames

Attest:

A handwritten signature in blue ink, appearing to read "Scott Lehner", written over a horizontal line.

City Administrator Scott Lehner