PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, SEPTEMBER 9, 2026
HELD VIA ZOOM & IN PERSON AT CITY HALL

Planning Commission Members Present: Tom Sahlberg (Chairperson), Phil Folyer, Joe Mann, Dg Garcia, and Gene Heuschel

Adjunct Member(s) Present: Abby Sprague and Troy Mullenix

Staff Present: Lance Mueller, Mark McAvoy, and Kathy Cummings

Call to Order: Meeting was called to order at 4:00 p.m.

Roll Call: A quorum of members was present.

The Pledge of Allegiance was led by Commissioner Heuschel.

The City Administrator, Mark McAvoy, addressed the Commission with an update on the status of the Community Development director position, and that he will act as Interim.

Review of Agenda: Commissioner Mann motioned to approve the agenda, seconded by Commissioner Folyer. The motion passed unanimously.

Approval of Minutes: Commissioner Heuschel motioned to approve the August 12th meeting minutes, seconded by Commissioner Mann. The motion passed unanimously.

Workshops:

Development Code Amendments: Gen Dial and Liam Taylor, consultants with SCJ Alliance, presented more of the red-lined changes and final edits to the City's Development Code. Staff and the Commission discussed the proposed revisions throughout the presentation. An update on the process and the next steps for all the Development Code revisions was also given.

Rezone Inquiry for Parcel 55103.0204: Staff presented the location and current zoning of this parcel. The Commission agreed that the Industrial zoning classification does not allow for "best use" especially given the parcel location. After further discussion, the Commission is not necessarily opposed to considering a change in zoning for this parcel, however they are not interested in considering the change unless it is tied to a demand for a specific use and user.

Citizen Comments: None

Secretary's Report: Commissioner Baumker resigned from the Commission effective August 15th and there is now an open position that will be advertised. Commissioner Sprague may fill this position and therefore, it may be an adjunct position that will be advertised.

After voluntary review of our housing section of the Comprehensive Plan and the City's housing codes by the Department of Commerce, we are required to hold a public hearing with Commerce and the Planning Commission. This will be held at our next Planning Commission meeting on October 14th.

Sign code review is being pushed to Spring. Legal review will occur at the end of this year or at the beginning of next year.

Commissioner's Reports: Commissioner Mann invited the Commission to attend the upcoming Cops, Cars, and Cruisers event planned for Saturday, September 12th at Pavillion Park from 9:00 a.m. to 3:00 p.m.

Vice Chairperson Folyer asked the Commission to accept his resignation. He shared that he had enjoyed working with everyone and had accomplished what he had intended to do, which was to remain on the Commission through the development of the Comprehensive Plan. Commissioner Sahlberg motioned to nominate Commissioner Heuschel for the Vice Chairperson position. The nomination was seconded by Commissioner Mann. The motion was unopposed.

Commissioner Heuschel expressed appreciation for holding two Planning Commission meetings each month, noting that the increased opportunities for communication and discussion among the Commission were very informative. The opportunity for two meetings a month may come with the various upcoming changes to the Development Code in the near future.

A motion to excuse Commissioner Charlie Jencks was made by Commissioner Mullenix, seconded by Commissioner Heuschel. The motion was carried unopposed.

Adjournment: Commissioner Sahlberg declared the meeting adjourned at 4:58 p.m