

**AGENDA  
CITY OF WALNUT GROVE  
PLANNING COMMISSION  
APRIL 20, 2023  
7:00 P.M.  
MUNICIPAL BUILDING – 1021 PARK ST.**

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. PUBLIC HEARINGS –

**CASE #WGRZ-23-02**

**PUBLIC HEARING – KIPPY CLARK C/O J. ALEXANDER BROCK, APPLICANT; WILLIAM PAUL JONES, JR AND TOBEY L. JONES, OWNERS  
PARCELS #WG010024 AND WG010025 – 1071/0 WALNUT GROVE PARKWAY  
REQUEST IS TO REZONE 9.4 ACRES FROM AG TO PUD FOR A MIXED USE DEVELOPMENT  
ADJOURN HEARING  
DISCUSSION/DECISION**

**CASE #WGV-23-02**

**PUBLIC HEARING – APPLICANT: RELIANT HOMES, LLC; OWNER 81 INVESTMENT COMPANY, LLC  
ADDRESS: OAK LANE/CANNON FARM ROAD  
PARCEL #WG010265A00  
VARIANCE REQUEST: VARIANCE FROM SECTION 501.6. (C) (2) OF THE WALNUT GROVE LAND DEVELOPMENT ORDINANCE (CONNECTON TO PUBLIC SEWER)  
ADJOURN HEARING  
DISCUSSION/DECISION**

**CALL TO ORDER - REGULAR MEETING**

- VI. APPROVAL OF MINUTES – MEETING MARCH 16, 2022
- VII. PUBLIC COMMENT
- VIII. ZONING ADMINISTRATOR’S REPORT – JOE WALTER

- IX. OLD BUSINESS:
  - A. CITY - MASTER PLAN PROPOSAL REVIEW
  - B. VISIONING COMMITTEE INITIAL MEETING

- X. NEW BUSINESS:
  - CASE #RZ-18-03 ENCLAVE AT DIAL FARM PUD (COMMERCIAL)  
REQUEST TO APPROVE EXTERIOR ARCHITECTURAL EXTERIOR ELEVATIONS FOR PROPOSED GAS STATION (COMPLY WITH ZONING CONDITION #7) 1091 HWY 138 PRESENTATION OF ELEVATIONS  
DISCUSSION/DECISION

**\*(NO PUBLIC HEARING REQUIRED)\***

**XI. DISCUSSION ITEMS:**

Text Amendment to Article IX of the Zoning Ordinance (Table of Uses) – will be heard at May 18, 2023 Planning Commission Meeting

LDO Amendment – Section 501.8 Definitions (Sewer Use Ordinance) – to modify the definition of Equivalent Residential Unit - will be heard at May 18, 2023 Planning Commission Meeting

Change in Conditions to RZ-18-02/03 Enclave at Dial Farm PUD – will be heard at the June 15, 2023 Planning Commission Meeting

**XII. COMMISSIONER’S COMMENTS**

**XIII. ADJOURN**