

**AGENDA  
CITY OF WALNUT GROVE  
PLANNING COMMISSION  
MAY 18, 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 (CONNECTION TO PUBLIC SEWER)  
ADJOURN HEARING  
DISCUSSION/DECISION**

**PROPOSED AMENDMENTS TO THE 2012 ZONING ORDINANCE FOR THE CITY OF WALNUT GROVE RELATED TO ARTICLE IX (TABLE OF USES)**

**TEXT AMENDMENT TO ARTICLE 5 OF THE *LAND DEVELOPMENT ORDINANCE* TO AMEND THE DEFINITION OF AN *"EQUIVALENT RESIDENTIAL UNIT"* FROM 250 GPD FOR THE PROPOSE OF DETERMINING DEMAND.**

**CALL TO ORDER - REGULAR MEETING**

- VI. **APPROVAL OF MINUTES – MEETING MARCH 16, MAY 1, AND MAY 10, 2023.**
- 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**
- XI. **DISCUSSION ITEMS:**
- XII. **COMMISSIONER'S COMMENTS**
- XIII. **ADJOURN**