



PLANNING COMMISSION REGULAR MEETING

MONDAY, OCTOBER 6, 2025

MINUTES

Monday, October 6, 2025

6:00 PM

Hearing Room

1. Call to Order

Commissioner Gilmartin presented virtual hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Len Abruzzo
Commissioner Jack Gilmartin
Commissioner Mark Hampton
Commissioner Ed Kubly
Commissioner Michael McKesson
Commissioner Jim Smallwood

EXCUSED

Commissioner Stephen Allen
Commissioner Calvin Downs
Commissioner Edward Rhodes
Alternate Mark Witkiewicz

- c. Attorney Certification of the Agenda

Chris Pratt, County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed and the Commission has jurisdiction to hear them.

- d. Planning Commission Disclosures
None.

2. Approval of Minutes

- a. Unofficial Minutes from September 22, 2025.

Commissioner Mike McKesson moved that the Commission approve the Minutes from September 22, 2025 as amended.

RESULT: APPROVED

MOVER: Mike McKesson

SECONDER: Len Abruzzo
AYES: Len Abruzzo, Jack Gilmartin, Mark Hampton, Ed Kubly, Mike McKesson
ABSTAIN: Jim Smallwood

3. Land Use Hearing Items

- a. River Canyon Filing 2, 3rd Amendment, Lot 2A-1 – Location and Extent – Project File: LE2025-018.

Trevor Bedford, AICP, Senior Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Andrea Cole, Dominion Water and Sanitation District – provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Jim Smallwood moved to approve the River Canyon Filing 2, 3rd Amendment, Lot 2A-1 – Location and Extent – Project File: LE2025-018.

RESULT: APPROVED
MOVER: Jim Smallwood
SECONDER: Mike McKesson
AYES: Len Abruzzo, Jack Gilmartin, Mark Hampton, Ed Kubly, Mike McKesson, Jim Smallwood
NAYS: None

The Planning Commission took a brief recess due to technical difficulties.

Items b. and c. were presented together.

- b. Antelope Crossing – Rezoning from Agricultural One to Large Rural Residential – Project File: ZR2024-015.
- c. Antelope Crossing – Minor Development Final Plat – Project File: SB2024-066.

Carolyn Washee-Freeland, AICP, Senior Planner - Department of Community Development - presented the proposed application.

The applicant's representative, CJ Kirst, Tahoe Consulting, LLC. - provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Len Abruzzo moved to recommend approval of the Antelope Crossing – Rezoning from Agricultural One to Large Rural Residential – Project File: ZR2024-015.

RESULT: APPROVED

MOVER: Len Abruzzo

SECONDER: Jim Smallwood

AYES: Len Abruzzo, Jack Gilmartin, Mark Hampton, Ed Kubly, Mike McKesson,
Jim Smallwood

NAYS: None

Commissioner Len Abruzzo moved to recommend approval of the Antelope Crossing – Minor Development Final Plat – Project File: SB2024-066, subject to the (7) conditions recommended by staff.

RESULT: APPROVED

MOVER: Len Abruzzo

SECONDER: Jim Smallwood

AYES: Len Abruzzo, Jack Gilmartin, Mark Hampton, Ed Kubly, Mike McKesson,
Jim Smallwood

NAYS: None

4. Adjournment

The meeting was adjourned at 6:58 p.m.

Calvin Downs, Secretary

Samantha Hutchison, Recording Secretary