

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, May 11, 2006 in the Lehi City Council Chambers.

Members Present: Kerry Schwartz, Derek Byrne, Janys Hutchings, Vaughn Pickell, Marlin Peterson, Marilyn Schiess

Members Absent: Steve Roll - excused, Ron Smith – excused, Carolyn Player – excused

Others: Kim Struthers, Noreen Edwards, Lorin Powell, Frankie Christofferson, Council member Mark Johnson

Meeting began at 7:00 p.m.

Kerry Schwartz stated that item 3.1 has been pulled from the agenda tonight.

REGULAR AGENDA

3.1 MIKE & NATALIE HOLDAWAY – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PROPOSED BOWLING CENTER LOCATED AT 285 SOUTH 600 EAST IN A MIXED USE ZONE (Tabled from the April 13, 2006 meeting).

This item was withdrawn by the applicant.

PUBLIC HEARINGS

4.1 BEN RICHARDSON – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE C & M PROPERTIES ANNEXATION, 20.93 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2100 WEST 1300 SOUTH TO A PROPOSED R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Travis Parah and Dave Strong were present for the request. Dave Strong stated that they would have to build up the property.

Steve Steadman lives to the North, asked how they are able to annex and leave him as a County island.

Lorin Powell stated that it is part of a bigger island – it doesn't create another one.

Steve Steadman stated that he is not opposed to this annexation.

Public Hearing closed at 7:13 p.m.

Janys Hutchings moved to recommend approval of Ben Richardson's request for R-1-22 zoning on the C&M Properties Annexation, 20.93 acres of property located at approximately 2100 West 1300 South finding that it does fit with the General Plan and include DRC comments. Second by Vaughn Pickell. Motion carried unanimously.

4.2 GLADE TUCKETT – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR HEATHER HEIGHTS, A 14-LOT RESIDENTIAL SUBDIVISION LOCATED AT 980 WEST 3200 NORTH IN AN R-1-10 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this was recently rezoned from a TH-5 to an R-1-10. This would be a standard subdivision and would tie into North Bench subdivision. The drainage would be dependent on the Ivory Ridge detention pond so they will have to wait until the pond is constructed to do their subdivision.

Janys Hutchings asked about Lynn's DRC comment about the geotech report and the drains.

Lorin Powell stated that he does that when there are clay layers where the water can't penetrate.

John Baker asked about the drainage – he is concerned with how all the water is going to drain off that hill into that church house and then into the detention pond.

Lorin Powell stated that the piping is all in except for one connection and it will not go in that area at all.

Public Hearing closed at 7:19 p.m.

Derek Byrne moved to recommend approval of Glade Tuckett's request for preliminary subdivision review of Heather Heights, a 14-lot residential subdivision located at 980 West 3200 North in an R-1-10 zone with DRC comments and the detention pond in Ivory Ridge to be completed before they can commence their work and with the drainage issues to be looked at in more detail. Second by Marilyn Schiess. Motion carried unanimously.

4.3 JOSH BECKER – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR RASPBERRY SUMMIT, A 21-LOT SUBDIVISION LOCATED AT APPROXIMATELY 2250 NORTH 1200 EAST IN RA-1 AND R-1-15 ZONES.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that they are proposing to be able to make the large lot behind the church and dedicate property for the water tank and for pavement and road widening on 1200 East.

Vaughn Pickell asked about an easement for the utilities.

Kim Struthers stated that they have a letter of intent right now – they will have to acquire the actual easement document at final plat.

Vaughn Pickell expressed concern about the part of the easement that crosses the property that is not in the subdivision.

Janys Hutchings said to note on plat that lot 17 has animal rights – she would also like to see it on there that lot 17 cannot be subdivided again.

Josh Becker was present for the request and stated that the landowner behind the water tank is moving onto lot 17 and they do not have animals and do not plan on subdividing. He also said that the Johnson's are planning on buying lot 16 so they don't have anyone building in front of them.

Vaughn Pickell asked about talking to the property owner, Kurt Johnson, about the easement that crosses his property.

Discussed the lane between the two parcels that is an access to Johnson's.

Josh Becker stated that there is an easement where the lane is now – and another easement will cross the lane for the utilities.

James Hancock, a developer, stated that the lane will still be there – it is not part of the plat.

Derek Byrne asked about the fence along the back of lot 16.

Josh Becker stated that it will have to go across the back because it's required.

Public Hearing closed at 7:42 p.m.

Janys Hutchings moved to recommend approval of Josh Becker's request for preliminary subdivision review of Raspberry Summit, a 21-lot subdivision located at approximately 2250 North 1200 East in RA-1 and R-1-15 zones noting on the plat that lot 17 would have animal rights and that it cannot be subdivided further and a note showing the easement going through Kurt Johnson's property although it's not part of the plat and to include DRC comments. Second by Derek Byrne. Motion carried 5-1 with Marlin Peterson opposed.

4.4 ALLISON SCHNEIDER – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR SCHNEIDER SUBDIVISION, A 3-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 50 NORTH 200 WEST IN AN EXISTING R-3 ZONE.

Public Hearing opened at 7:00 p.m.

Marlin Peterson asked to recuse himself.

Kim Struthers presented the request and stated that this did go to the Board of Adjustments back in September 2005 and they granted two flag lots. They also granted variances to the back yard and frontage.

Vaughn Pickell stated that with the State Land Use Code special exceptions no longer exist. And this would have been after that code would have taken affect. He would like to get the City attorney's advice on this.

Lorin Powell stated that he had talked to Dianna Webb and he thinks the attorney said it was past the powers the Board of Adjustments has to grant this. This has been approved by the Board of Adjustments so it's up to you as to how to address this.

Russ Schneider said that they had initially purposed one flag but realized that in this zone they could get more. He said they had asked Clint Carter about it and were told that the Board of Adjustments can approve a flag lot. Russ stated that DRC did question it. He said the variance request is so they can put in a wider house. He stated that they Board of Adjustments can grant variances within the code and that he could not find anything that says that you cannot have two flag lots. He feels that he is between two entities in the City being told different things.

Christine Burningham, property owner to the south of this, stated that the first thing is that there has never been a boundary agreement on that line. She said also that there is an artesian well that they have had to fix several times. She is concerned with the retention ponds to the back of the house because the ground is lower and she is wondering about possible flooding of their property on the south. She is wondering about closing that open ditch and is concerned with the grade difference from the street onto the property. She was told that they would have to dig the ditch up in order to pipe it. There would be safety issues for children in the blue house with 2 homes behind that will be driving out past the front home. She is opposed to putting in the flag lots.

John Goates is concerned with the driveway coming through. He is also concerned about light and noise pollution coming off Main Street. He would like them to consider putting in a privacy fence.

Public Hearing closed at 8:00 p.m.

Russ Schneider stated that the engineers have surveyed that and there is a boundary line agreement with the Burningham so they can have access to a back building. Going with the fence line gives them more property. The property line does overlap up by the Goates'. In regards to the north sides' sound barrier of trees, we have readjusted the road width so we can keep the trees in place. All the drainage will be addressed at final plat.

Vaughn Pickell asked about the south boundary.

Russ Schneider stated that the fence line gives them more property. The survey would cut into theirs along their back yard.

Janys Hutchings would like to get a written statement from the City Attorney on this. She feels that the Board of Adjustments overstepped their boundaries.

Vaughn Pickell agrees with Janys.

Vaughn Pickell moved to continue Allison Schneider's request for preliminary subdivision review for Schneider Subdivision, a 3-lot residential subdivision located at approximately 50 North 200 West in an existing R-3 zone until we obtain a written opinion from the City Attorney on the validity of the special exceptions on the two flag lots that have been granted by the Board of Adjustments and that they obtain a boundary line agreement on the property to the south and the north. Second by Marilyn Schiess. Motion carried unanimously.

4.5 JIM GIBBONS – REQUESTS REVIEW AND RECOMMENDATION OF A ZONING DISTRICT AND ZONING DISTRICT MAP AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 2100 NORTH 900 WEST FROM COMMERCIAL AND RA-1 TO AN R-2 ZONE

Public Hearing opened at 7:00 pm.

Kim Struthers presented the request and stated that they would utilize the existing R-3 zoning and the area that is RA-1 and the Commercial would go to the R-2 zone.

David Manning stated that because of the changes in zoning they were able to come up with a nicer development. He would like to see that they use the Trex fencing. He said that he would like an access to the back of his property.

Dan Thomas representing American Stone is concerned with the type of business that they have and having medium density residential there. He stated that they have large rocks and machinery that would not be good for kids to get into. He is also worried about graffiti. He said they are opposed to this.

Aaron Sherwood has a problem with this also; it puts the traffic back on 900 West.

Public Hearing closed at 8:19 p.m.

Jim Gibbons was present for the request and stated that he believes this plan is better than it's ever been. There is 50% landscaping and there are only 44 condo units instead of the 65 units. He stated that he did bring a traffic study.

Kerry Schwartz pointed out Dave Manning's comment about the access to the back part of his property.

Jim Gibbons stated that he will meet with staff but he isn't sure if it is feasible. He said the fencing is a legitimate concern – he would like to find a better material than vinyl.

Kerry Schwartz stated that there was a concern along the freeway where the drain is.

Lorin Powell stated that they would only be able to plant certain kinds of trees along there.

Jim Gibbons talked about the HOA. He has not had any problems with them running them selves with out it being professionally run.

Janys Hutchings asked about the home that has the sports court in the back of it.

Jim Gibbons stated that they would put in a fence or something. The existing homes need some work – they will negatively impact this development.

Kerry Schwartz asked about the fence around the Manning's. He also stated that where the sports court is would be a nice open area to play ball.

Jim Gibbons stated that there is a fence that goes all around the property. The road would have no parking along it and we have put in additional parking areas.

Discussed ownership of the property.

Public Hearing re-opened again 8:30 p.m.

Dan Thomas asked about the fencing along the north, he just wants to make sure that the play areas are away from the north side.

Matt Idem on Sunset Drive said that this sounds reasonable since it has gone from commercial to residential. He stated that this will be developed eventually.

Aaron Sherwood asked about the northeast corner and about the fencing.

Janys Hutchings said that is something that needs to be worked out with the developer.

Public Hearing re-closed again at 8:40 p.m.

Marlin Peterson moved to recommend approval of Jim Gibbons request for a Zone District and Zone District Map amendment on property located at approximately 2100 North 900 West from Commercial and RA-1 to an R-2 zone finding that it is consistent with the General Plan. Second by Derek Byrne. Motion carried unanimously.

4.5A JIM GIBBONS – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR PINE HOLLOW PLANNED UNIT DEVELOPMENT, A 65-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT APPROXIMATELY 2100 NORTH 950 WEST IN AN EXISTING R-3 AND PROPOSED R-2 ZONES.

Discussion included under item 4.5.

Janys Hutchings moved to recommend approval of Jim Gibbons' request for Concept Plan review of Pine Hollow Planned Unit Development, a 49-unit condominium development located at approximately 2100 North 950 West in an existing R-3 and proposed R-2 zones seeing that it does meet the landscape requirements and it meets the Lehi City Development Code, and to include the following stipulations: 1) in regards to Mr. Manning's request for rear property access that he work that out with City Planning to see if it is viable or not, 2) to look at different types of fencing (Trex fencing), 3) include DRC comments, 4) recommend highly that they do something with the existing buildings to bring the face up to par with the project. Second by Marilyn Schiess. Motion carried unanimously.

4.6 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR REVISIONS TO THE TRAVERSE MOUNTAIN AREA PLAN, A 7,982-UNIT PLANNED COMMUNITY DEVELOPMENT LOCATED AT APPROXIMATELY SR-92 AND 1700 WEST IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request. He stated the original Area Plan had about 3500 units, with the additional density; the current plan is for just under 8,000 units. We did add over 100 acres to the Area Plan towards Micron so that takes into account some of those additional units.

Kerry Schwartz stated that this is just a Concept plan discussion – he read from the code on Concept plans - we are here at Concept level not to approve the Area Plan.

Ty Thorpe representing Mountain Home Development stated that the City has been asking for this for a year and a half now and here it is. We have already had an amendment to the annexation and development agreement that allows us to go to this density in units so now we are trying to get to the layout of how that all will work. We have looked at different types of schools that could be at this project.

Lorin Powell stated that the original plan did not have the area to the right – there are the additional 110 acres that is part of this area plan now.

David Manning stated that he has been asked if the City had increased the density legally. He found that it was done legally but somewhat deceptively. He said that he heard that the school district and the developers have come to the point that they are not even talking any more. He feels if it's because the developer is charging too much then something needs to be worked out.

Julie Fox lives in Chapel Bend and stated that when she bought her lot she thought there would be a school, a fitness center and a park; now she is going to be backing into apartments, condos, or whatever with a ton of people. They are still being told that there is a school and fitness center by them. She feels like she's being cheated and she feels that the City should hold them to it. They shouldn't be able to change what they bought in to in the first place.

William Gast lives in Traverse Mountain and has issues with the infrastructure. He is concerned with the roads that are in disrepair. He said that Traverse Mountain has been unresponsive to our

issues and complaints. He said fire and police services are not very good up there; schools are not being built because Traverse Mountain is not willing to work with the school district and the parks are not being built that were promised. He stated that they voted on a new mayor so there would be change.

Mike Copeland lives in Chapel Bend and is opposed to the high density that borders the Chapel Bend area. He said he is in support of the original concept plan with the trails and recreational facilities. We were not informed of the commercialization of the development.

John Baker lives in Traverse Mountain and agrees with what has been said and stated that they paid a lot for their view, commercially his place will be torn apart and he will be looking into condominiums across the street. The kinds of infrastructure that is being put in here is not acceptable. Also with this number of people in here there is not sufficient church property to handle this area.

Brad McCall lives in Harvest Homes and is concerned with the high density residential especially since they have announced the new mall area. He wonders if there are any guarantees that it will be mixed with residential or if it will be commercial only.

Christine Pendleton lives in Traverse Mountain and her home will back the high density. She is very opposed to high density housing going in right there. She said the park in our subdivision is very small and we would like to see that strip of high density be a park. She would like to see a larger park in the area.

Chris Hendrickson lives in Chapel Bend and said that the main thing is that these proposed changes won't do any good. He said he bought his lot because there was a clubhouse/park or pool which is not there any more. He said if the high density is put in there it would be obtrusive and the center of the community would be high density housing.

Dave Logan said that he agrees with the comments that have been made and we bought in the Chapel Bend area because of what was going in there. We were under the impression that this was going to be a school area and a pool area. Some one needs to force the developers to go by what they say they will do. He stated that he called the schools and has hit a dead end when trying to get to the bottom of this. He wants the City to do something about it.

Doug Moeller lives in Heather Moor and stated that people who have been here less than a year are selling because promises have not been kept. He is concerned with the high density as well. He was happy to see a school, even if it's a charter school. There were a lot of promises made when they moved in. He said he would like the City to encourage the developer to keep the environment that we bought into. He is concerned with the mall that is proposed and access to that commercial area. He is also concerned with school placement. He said the traffic is going fast on that road now and he would like to see police brought up to watch what's going on. He said with a few tweaks of this concept plan it can make a few people happy. He would like to see at least 30% green up here. He said that they are going down into Pilgrims Landing to play in their parks.

Rob Littlehands? lives in the Traverse Mountain area as well and said that they too bought into the same idea that every one else bought into. It has been extremely disappointing for those of us that bought into it. He said he heard that Traverse Mountain development is footing the bill for a charter school; if they are doing that why can't they give the property to the school district for a public school.

Mike Brenny lives in Traverse Mountain as well and said that the major concern has a lot to do with the high density that is going in the middle of the community. He would hope that this concept plan would be rejected until that area is addressed.

Brandon Johnson agrees with the same complaints. He is also opposed to the high density area that was changed from park area to condos. He said there will not be any community parks near this area and one of the reasons we moved to Traverse Mountain was because we had the expectation that there would be parks, trails and shopping close by. The community parks that are mentioned on their website don't exist.

Paul Newman lives in Heather Moor and supports the comments that have been clearly illustrated. He said we knew we were not purchasing a large yard, we chose to have the open space instead. He would like clarification of the commercial area by him.

Cole Peck, representing his parents, stated that they are concerned with the area that has up to 20 units per acre up there. He said they are wondering how they are going to get fire trucks and ambulances into our development. He said we are going to have a substantial amount of people in our development even though we will only have 3 units per acre. He said they don't want to be forgotten on the roads. We want to preserve our property value also.

Ken Kenetser lives in Chapel Bend and was also sold on the promise of having parks, schools and an aquatic center close by. He stated that this will increase stress on our under planned infrastructure. He is concerned with the traffic on SR-92 with additional high density housing and commercial. He doesn't like the high density.

Chester Sepose lives in Chapel Bend and agrees with what's been said. He said he feels we need to slow down a little bit. He moved from an area with large parks, tennis courts, etc. and thought that was what he was getting into when he moved up here. He is concerned that there is nothing for the older kids to do up there. He wants them to look at the high density area and blocking the view that they have. He stated that the construction trucks are going way too fast in this area now.

Angie Parkin in Chapel Bend also doesn't like the high density and wants traffic calming measures taken.

Dave Bradley in Chapel Bend agrees with the comments made so far but is concerned with the developments up the canyons. He feels it makes no sense to have that developed up the canyons. He said that the roads should all be colored red for all the traffic that will be on them from the developments. He can see the high density on the edges of the community but not in the center.

Larry Salazar in Chapel Bend has lived there a year and stated that there are a lot of other people who could not make it tonight that feel the same way. They moved here because they had been told that there would be schools here. He feels that there has been misrepresentation, what we have been told is not happening.

Lori Carpenter has lived in Woodhaven only 6 weeks and she was under the same understanding as the rest of these people. She thinks the developers are having a hard time keeping up with the growth. She said there aren't even any street signs up there yet. She agrees with the comment about slowing down a little bit.

Emily Bradley lives in Chapel Bend and agrees with all the comments. She is concerned about the concept and how many more concepts there will be. She is concerned about putting so much up on this mountain. She said we are dealing with the construction traffic which we will be dealing with for a long time. She is questioning the high density area.

Mike Copeland stated again that our understanding was that Lehi City is the one that made the deal with Traverse Mountain with the Cabela's that went in and Traverse Mountain is trying to squeeze all the people in to meet that agreement.

Mackay Christensen stated that they are trying to address their concerns. He has met with some of the people. He said that the benefit for coming in early is the value of the appreciation of property that others will not have, there are also the amenities. The website does show the old area plan because the new one has not been approved yet. The understanding is there when they sign that the area is subject to change. He addressed the traffic issues and stated that a traffic study has been done. The reason the parks and schools were moved is because of the traffic; this was not a safe place for the schools. He said we have more parks now than ever before. We do have a 13 acre park that is not being used and there are more that will be going in. He said churches are going in. He said in regards to having the police up here more, maybe the City needs to have more. We do have low HOA fees that do not even cover 1/5 of the expenses.

Paul Newman again stated that there is a lot of development with out the adoption of a permanent plan. He would like to know how much can be done without a plan. He asked about part of that park that is not intended to be park.

Chris Jensen lives in Traverse Mountain and asked when enough is enough. He stated that they bought with the understanding that a certain amount of acreage would go into parks and schools. He said they paid to have a view and now high rises are going in. There have been promises made and even thought we signed the papers that said changes could be made we went in with good faith.

Mike Copeland stated that these studies were probably based on the smaller amount of density.

Rob Littlehands? wonders why they can't come to an agreement with Alpine School District but they can come to an agreement with a Charter School out of Draper.

Christine Pendleton stated that she wants parks that they can walk to. She understands that there are parks and we are grateful for that. She asked about the zoning changes.

Vaughn Pickell stated that the changes will be with the Area Plan but this is a Planned Community zone.

Public Hearing closed at 9:53 p.m.

Janys Hutchings moved at 9:54 p.m. to take a 5 minute break. Second by Marlin Peterson. Motion carried unanimously.

Meeting reconvened at 10:07 p.m.

Vaughn Pickell stated that the biggest issues are with the increase in density but we can't really control that; the agreement has already been approved and Traverse Mountain is entitled to the density. We can work with that density and find the best places to locate the high density and what places should remain lower or medium density.

Mackay Christensen stated that he understands the concerns and he feels for people that bought homes. He said the builders are the ones that charged premiums for the lots, not Traverse Mountain. We would propose on the lower piece of that high density area in the middle, to do a 5-acre park. We would have to go see what ground we would have left.

Scott Rocke with Psomas stated that if we locate the park on the higher piece of ground it would be closer to the homes.

Richard Rosier representing Traverse Mountain stated that we did a survey of the buildable area and there is about 1680 acres that are buildable. He explained the figures used to come up with the density and stated that on average we will not exceed 4 units per acre. He said that they have tried to determine the best and highest use that would add value. The commercial will hopefully have offices and restaurants.

Mackay Christensen stated that they could work out a park in that area for the immediate needs of the people that live close by. As far as the school issue, we did drive Mr. Smith up to show him 3 sites. They even offered a million dollars worth of grading on one of the sites. He said that he realizes that this is only his side of it and Mr. Smith may have another view but we have decided to go with Charter Schools. We have offered to pay to build the school and the people who live up here will have precedence for their kids to attend.

Derek Byrne stated that he is working with legislature and he feels it would be wise to wait until after so you're not in the middle of a project and have the cost change.

Vaughn Pickell asked about the school sites being for elementary schools.

Mackay Christensen stated that they would be. He said that \$200,000,000 dollars is going for development. There is a blighted area with \$60,000,000 that should help to build a middle school or high school.

Vaughn Pickell asked about the increase in density with the same amount of school sites.

Dave Christensen with Traverse Mountain stated that Lehi City is responsible to accommodate the residents with schools, etc., Traverse Mountain is not its own city.

Mackay Christensen stated that it is not solely Traverse Mountain's job to address all of that.

Marlin Peterson asked if any thing had been addressed with the Peck property and access to it.

Mackay Christensen stated that the push at that point was to provide access to their property. We have agreed to access off SR-92. We have not heard from them but they are still trying to get through the city on their approval process. There is a note showing that there is road access where as before it was not a part of our master plan and at this point we are showing this change.

Cole Peck asked if it was the one at 600 West.

Mackay Christensen stated that this is the one that everybody agreed to at City Council and when they're ready to move forward then we can come together and start talking about it.

Marlin Peterson asked when the HOA would be turned over to the home owners – the cost will go up when that happens.

Mackay Christensen said we are processing their election results and our documents are written that there will be representatives on the board but Traverse Mountain would be over the master organization.

Janys Hutchings moved at 10:30 p.m. to extend the meeting 15 minutes. Second by Marlin Peterson. Motion carried unanimously.

Marlin Peterson asked about the master HOA and what is stopping the development that is already done from having their own officers.

Mark Johnson stated that they would be apart of the master organization.

Dave Christensen stated that they sent out a ballot form and sent out 2 notices. There have been votes and we are tallying those. They will be divided into districts so they can vote as to what amenities they want to have.

Mackay Christensen said they are all under the master development but they vote on behalf of their subdivisions or neighborhood district.

Kerry Schwartz stated that at this point we need input on the other parts of the plan – we cannot deal with the HOA at this point.

Mackay Christensen stated that the roads were based on the 8000 units.

Lorin Powell stated that that will be an issue that will be studied and done at the time of area plan review. That will affect other things with the density and where it can be placed.

Janys Hutchings stated that we can't do anything about the density but we can look at where it's being located. She would like to continue this and stated that we haven't even looked at the canyon areas. We also need to look at the pod areas, etc. She thinks we need to have this go to the next regular meeting. She said there is a lot that has not even been addressed tonight.

Mackay Christensen stated that the concept plan is nearly impossible to go through.

Kerry Schwartz stated that we as a commission had an opportunity to go and look at these areas and it was very helpful.

Kim Struthers asked if the chair wanted to leave it open for written comment.

Janys Hutchings stated that we have the general idea as to what their concerns are in that area.

Janys Hutchings moved to continue this to the next meeting on May 25th. Second by Marlin Peterson. Motion carried unanimously.

CITY BUSINESS

Kim Struthers showed a rendering of the new Maverik sign.

The consensus of the commission was that it looked good.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE APRIL 27, 2006 REGULAR MEETING.

Derek Byrne moved to approve the minutes from the April 27, 2006 regular meeting. Second by Janys Hutchings. Motion carried unanimously.

Marilyn Schiess asked about getting together to discuss Traverse Mountain before the meeting on the 25th.

Discussed meeting at 5:30 p.m. on the 25th for a pre-meeting.

Mark Johnson will provide sandwiches. He also stated that with Traverse Mountain, the burden is not solely on the City to resolve all the issues of the Home Owners Association and the developer. They need to come to some of these agreements on their own and to come up with their own solutions. He said it won't hurt to wait another month for them to come to some agreements on these other issues.

ADJOURNMENT

Janys Hutchings moved to adjourn. Second by Derek Byrne. Motion carried unanimously.

Meeting ended at 10:50 p.m.

Date Approved _____

Chairman _____

Secretary _____