

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission held on Thursday, January 11, 2007 in the Lehi City Council Chambers.

Members Present: Kerry Schwartz, Ron Smith, Marilyn Schiess, Vaughn Pickell, Jason Willes, Derek Byrne, Carolyn Player, Marlin Peterson

Members Absent: Janys Hutchings – excused

Others: Dianna Webb, Kim Struthers, Noreen Edwards, Frankie Christofferson, Lorin Powell

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 MICHAEL RAYMOND – REQUESTS SITE PLAN APPROVAL FOR A NEW LDS CHURCH TO BE LOCATED AT APPROXIMATELY 5000 NORTH TRAVERSE MOUNTAIN BLVD. IN A PLANNED COMMUNITY ZONE.

Kim Struthers presented the request and stated that this was one of the original church sites from the original area plan. There will be a series of retaining walls that will be needed on that back edge against the slope. The landscaping will be more like the xeroscaping that they're going to.

Ron Smith asked about the fencing.

Kim Struthers said it shows a solid vinyl fence.

Derek Byrne said he thinks it needs to be consistent with the other churches up there.

Conley Christensen representing Mike Raymond was present for the request and said the fencing will be masonry pillars with vinyl covered chain link.

Marilyn Schiess asked if they were doing anything to reinforce the slope in the back.

Conley Christensen said hopefully that will be taken care of with the retaining walls which will be reinforced concrete with footings and engineered to handle the load coming down the hills. It will be finished concrete, no stamping on it, the same as the stake center up above.

Kerry Schwartz asked about the pipes under the parking lot to retain water.

Lorin Powell said that it is a private one and it would tie into the main system. Costco has the same thing in their parking lot.

Derek Byrne asked about using a different fence especially where this is an entrance to a neighborhood.

Conley Christensen said the stake center has similar fencing. The church prefers to go with chain link but we could come to an agreement.

Discussed that the fence would only be along the back by the slope.

Ron Smith moved to approve Michael Raymond's request for Site Plan approval for a new LDS church to be located at approximately 5000 North Traverse Mountain Blvd in a Planned Community zone including DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

3.2 JUSTIN JOHN – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR MARSHALL FIELDS, AN 18-LOT RESIDENTIAL SUBDIVISION LOCATED AT 2100 NORTH 300 WEST IN AN EXISTING R-1-8 ZONE.

This item was pulled from the agenda by the applicant.

3.3 SCOTT HAZARD – REQUEST CONCEPT PLAN REVIEW AND RECOMMENDATION FOR SIENNA ESTATES, A 29-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 900 NORTH 1700 WES IN A PROPOSED R-1-22 ZONE.

Kim Struthers presented the request and stated that the presentation goes with item 4.5 also.

Vaughn Pickell moved to move item 4.5 up to coincide with the concept plan. Second by Jason Willes. Motion carried unanimously.

Kim Struthers stated that there is a piece included in the annexation that is not part of the development which would have TH-5 zoning. We would have to negotiate a trade for additional lots for the trail and road widening right of ways.

Dan Ford with Sienna Estates stated that the county liked the fact that they were closing up a road with a natural boundary on both sides.

Kim Struthers said that there is a development on the one side that doesn't show on the map. There is also another annexation that is about to expire on Powell's property.

Jack Peterson also with Sienna Estates said that he talked to Jack Powell and he is moving ahead with his annexation.

Dan Ford said that the Corp of Engineers said that they could come and explore the property again in the spring – it is such a border line case.

Discussed the difference in elevation and where the wetland actually is.

Dan Ford said there is a little artesian well that they feel created that area.

Derek Byrne said that in the spring there are ducks out there. He is concerned about lots 4, 5, 6 & 7. It seems the water migrates to that area.

Dan Ford said that their engineer is looking at that and they felt this was where the natural drainage was.

Lorin Powell said that it doesn't enter the channel here – there is a drop in the channel down further – it ends up down through there.

Vaughn Pickell asked about the play area and whether it would be public or private.

Dan Ford said it would be public.

Discussed whether the play area and wetlands area would be maintained by the City.

Lorin Powell said it would be better as a park which would allow us to better maintain that area as a natural detention basin.

Jason Willes said he doesn't have any issues with the concept plan – it's a good layout.

Jason Willes moved to recommend approval on Scott Hazard's request for Concept Plan review for Sienna Estates, a 29-lot residential subdivision located at approximately 900 North 1700 West in a proposed R-1-22 zone along with any pertinent DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

3.4 SCENIC DEVELOPMENT – REQUEST CONCEPT PLAN REVIEW AND RECOMMENDATION FOR THE MILL POND BUSINESS PARK LOCATED AT APPROXIMATELY 350 SOUTH 1000 EAST IN AN EXISTING COMMERCIAL ZONE.

Kim Struthers presented the request and stated that this is for an office complex.

Josh Rindlisbacher with Scenic Development was present for the request.

Kim Struthers said this would be considered a Conditional Use in the Commercial zone.

Kerry Schwartz asked about outside storage.

Josh Rindlisbacher said that the CC&R's would address that there be no outside storage.

Kerry Schwartz said as a condition of this we may require certain things to be done or changed.

Marilyn Schiess said that she is concerned about putting anything like this next to the freeway. This is our chance to put in something attractive. This is our only place to catch some things that would beautify our City. She feels it should be something more elaborate for our city.

Vaughn Pickell said that he has been in their building in Bluffdale and it is a very nice facility. He feels it would be a nice addition.

Jason Willes said that this would be based on conditions that can be imposed. He said the front of these buildings would be seen from the freeway.

Discussed if this is what we want there or is there something else.

Kerry Schwartz reminded the commissioners that we are only looking at the concept tonight.

Jason Willes thinks it's nice that something is finally going in.

Dave Klock was allowed to speak for a couple minutes. He said he is speaking for all the property owners in that area and talked about the RDA for that area. He said the RDA allowed for all of the infrastructure in that area to be put in. The owners have been paying for those bonds to put all that in and they wanted a high end use put in there with a big tax base. He said they feel this is a light industrial use. He said they would like it tabled until they can get clarification from the City Council on the intent of this RDA.

Kim Struthers said if the applicant had gone straight to a site plan it would not have had to go to City Council, but they came through with a concept first.

Vaughn Pickell said it is a conditional use for the zone and the buildings on the site work. He doesn't know the history of the RDA.

Jason Willes said that the existing business north of this has a very similar usage. It seems it would be unfair to not consider this concept especially with what has been approved across the street.

Vaughn Pickell agrees.

Josh Rindlisbacher said that in there other offices they have a carpet business, a scrap book place, office space, an attorney office and development company office. He also said that outside storage will not be allowed.

Kerry Schwartz stated that Mr. Brooks is concerned that the back be a little more dressed up like the front. That can be addressed at site plan.

Vaughn Pickell doesn't see a problem with the concept.

Vaughn Pickell moved to recommend approval of Scenic Development's request for Concept Plan review for the Mill Pond Business Park located at approximately 350 South 1000 East in an existing Commercial zone with DRC comments included, based on this being a conditional use, and if there were any concerns with this type of use in this area they should have been addressed at the time of zoning, but as it is we don't see any problems with this concept. Second by Jason Willes. Motion carried 4-3 with Derek Byrne, Marilyn Schiess and Ron Smith opposed.

Ron Smith asked about the RDA and if we need to take it into consideration first.

Lorin Powell said the RDA is a funding mechanism for improvements in the area. A lot has been done in the area but the RDA was for the other side of the freeway as well.

PUBLIC HEARINGS

4.1 IVORY HOMES – REQUESTS CONDITIONAL USE APPROVAL TO PLACE A MODEL HOME IN THE CLUBVIEW TOWNS SUBDIVISION LOCATED AT APPROXIMATELY 155 EAST 163 CROSSCOURT WAY IN A PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Brad Mackey with Ivory was present for the request and said the public would be coming in through the front off Clubview Lane. They will hold out the buildings to the east for parking in case it's needed.

Public Hearing closed at 8:07 p.m.

Derek Byrne moved to approve Ivory Homes' request for Conditional Use approval to place a model home in Clubview Towns subdivision at approximately 155 East 163 Crosscourt Way in an existing Planned Community zone. Second by Ron Smith. Motion carried unanimously.

4.2 IVORY HOMES – REQUESTS CONDITIONAL USE APPROVAL TO PLACE A MODEL HOME IN THE WILLOW COVE SUBDIVISION LOCATED AT APPROXIMATELY 33 SOUTH 800 WEST IN AN R-1-8 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Brad Mackey with Ivory was present for the request and said that this would be a rambler with about 1550 sq ft on the top floor with about 1650 sq ft in the basement.

Public Hearing closed at 8:10 p.m.

Ron Smith moved to grant final approval of Ivory Homes' request for Conditional Use approval to place a model home in the Willow Cove subdivision located at approximately 33 South 800 West in an R-1-8 zone. Second by Marilyn Schiess. Motion carried unanimously.

4.3 IVORY HOMES – REQUESTS CONDITIONAL USE APPROVAL TO PLACE A MODEL HOME IN THE BANBURY COURT SUBDIVISION LOCATED AT APPROXIMATELY 2128 NORTH BANBURY COURT IN AN R-1-15 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Brad Mackey with Ivory was present for the request.

Public Hearing closed at 8:12 p.m.

Vaughn Pickell moved to grant final approval of Ivory Homes' request for Conditional Use approval to place a model home in the Banbury Court subdivision located at approximately 2128 North Banbury Court in an R-1-15 zone. Second by Ron Smith. Motion carried unanimously.

4.4 KAYE THOMPSON – REQUESTS CONDITIONAL USE APPROVAL TO LOCATE A FLAG LOT AT 264 WEST 300 NORTH IN AN EXISTING R-2 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is downtown Lehi on 300 North. This does back onto Dry Creek. The stem is 115 feet long. There is enough square footage for the two lots and for the frontage.

Derek Byrne asked about the distance from the fire hydrant.

Kim Struthers said DRC has looked at that. If this is approved as a flag lot they would have to come back through as a subdivision.

Kaye Thompson was present for the request.

Vaughn Pickell asked about their plans for the existing home.

Kaye Thompson said they wanted to get a feel before they spent a lot of money on an engineer. She said they aren't sure what would be the best.

Discussed that there is no curb and gutter there; just a sidewalk.

Kerry Schwartz asked if it would create a problem with drainage on the existing home or anything by putting curb and gutter in there.

Lorin Powell said we'd have to look at that – right now it's an existing house.

Jason Willes doesn't have a problem with the flag lot itself.

Marlin Peterson asked if it would meet the side yard setback.

Discussed the setback being maintained on the stem.

Public Hearing closed at 8:23 p.m.

Jason Willes moved to approve Kaye Thompson's request for Conditional Use approval to locate a flag lot at 264 West 300 North in an existing R-2 zone with the following condition; that the stem be placed on the east side if at all possible due to possible conflict with setbacks on the west side and to include any pertinent DRC comments. Second by Derek Byrne. Motion carried unanimously.

4.5 HAZFORD PROPERTIES LLC – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE SIENNA ESTATES ANNEXATION, APPROXIMATELY 22.92 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 900 NORTH 1700 WEST TO PROPOSED R-1-22 AND TH-5 ZONES.

Public Hearing opened at 7:00 p.m.

Discussion included under item 3.3

Public Hearing closed 7:28 p.m.

Jason Willes moved to recommend approval of Hazford Properties request for R-1-22 and TH-5 zoning on the Sienna Estates Annexation, approximately 22.92 acres of property located at approximately 900 North 1700 West along with any pertinent DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.6 DUANE WARD – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF WARD MEADOWS, A 13-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 850 SOUTH 2300 WEST IN AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and said that this layout seemed to work the best as we've gone through different ones.

Kerry Schwartz asked about the removal of the pond.

Kim Struthers said that the owner said it was created for ducks.

Robert Slinger representing Dwayne Ward was present for the request.

Derek Byrne asked if there had been any discussion with the owners to the north.

Robert Slinger said that all the surrounding owners had been notified.

Public Hearing closed at 8:30 p.m.

Marilyn Schiess moved to recommend approval of Duane Ward's request for Preliminary Subdivision review of Ward Meadows, a 13-lot residential subdivision located at approximately 850 South 2300 West in an R-1-22 zone including DRC comments. Second by Ron Smith. Motion carried unanimously.

Vaughn Pickell asked about the length of the cul-de-sac and having another access point.

Lorin Powell said there would be a restriction that there would not be more than 50 units built until another access goes out of that area.

4.7 JIM GIBBONS – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF PINE HOLLOW, A 42-UNIT PUD, AND 4 EXISTING SINGLE FAMILY HOMES LOCATED AT APPROXIMATELY 2100 NORTH 900 WEST IN R-2 AND R-3 ZONES.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Jim Gibbons was present for the request. He said they will have a nice wall to go around the property. He said they are trying to negotiate the removal of the older homes to put in new ones to go with the new development.

Dave Manning stated that Jim has worked with him on the whole thing. They have had input on the fencing. He said a white vinyl fence **would not** be acceptable going across the back half of the property. He asked about the parking and said the only other thing he is concerned with is that they have a back access to their property in case they ever wanted to develop it.

Kerry Schwartz said that when the time comes they would have to come back and work out that access. The plan would have to be amended to accommodate that.

Marlin Peterson said that this would not be part of a PUD; Mr. Manning would be coming into a private road.

Vaughn Pickell said that it could be done with an agreement with the developer and the HOA.

Jason Willes said it would have to be an access easement that you can enter into after this is recorded.

Dianna Webb said that the plat at some point would have to be amended.

Vaughn Pickell said that it may be able to be worked out before the final plat.

Kim Struthers said that they would have to do a zone change on Mr. Manning's property before they could subdivide it.

Dianna Webb said she doesn't know how we would be required to put that requirement on this.

Kerry Schwartz said we can only look at the proposal as it stands; not what may happen down the road.

Kim Struthers said he could work with Mr. Gibbons right now and do a zone change and incorporate the building in it now or worry about it down the road.

Public Hearing closed at 8:53 p.m.

Jim Gibbons said that the density allows for two additional units; Mr. Manning's house would take up one of those. He said to make it work they would need to involve the houses on both sides but that doesn't do anything for the density.

Jason Willes moved to recommend approval of Jim Gibbons request for Preliminary Subdivision review of Pine Hollow, a 42-unit PUD, and 4 existing single family homes located at approximately 2100 North 900 West in existing R-2 and R-3 zones along with pertinent DRC comments. Second by Carolyn Player. Motion carried unanimously.

Kerry Schwartz excused Ron Smith at 8:55 p.m. and Marlin Peterson took his place on the stand.

4.8 FIRST COLONIES, LLC – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE PILGRIM'S LANDING AREA PLAN, ADDING OFFICE/WAREHOUSE AS AN ALLOWED USE IN THE LAND USE SECTION.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and said that the amendment would affect the commercial area within the Pilgrim's Landing Area Plan. The Area Plan only covers the lower portion of the commercial off Mayflower Road.

Calvin Brubaker was present for the request.

Kerry Schwartz said that we did receive 3 letters concerning this item tonight. He opened this item up for public comment and asked for representatives from the group so the same things weren't repeated over and over again.

Calvin Brubaker said that the current zoning has uses that could be added. He said the owners have asked if these changes can be applied to the remainder of that piece. He said they would be mainly office buildings with maybe some light manufacturing. He said that a few of the users may be accounting, law offices, smaller offices, photo studio, small corporate offices, scrap booking offices, dance studios, fabrication businesses, etc. The amount of impact is quite small.

Kurt Allred, a resident and HOA member over Mayflower and single family homes is concerned with the intent. He said when the project was started it was specifically laid out. He said they ask that this be denied and keep the same land uses that were listed on the original application. He doesn't want to see any changes in the land use there. They would like to keep a good image portrayed.

Gary Tassainer owns the existing office and is constructing another on the corner. He said this would be downgrading his property. There may be less traffic but it will be larger vehicles. This is not consistent with what was originally planned.

Mark Setra lives in Pilgrim's Landing and said that he doesn't think this is a good place for industrial use. He is concerned about putting more traffic on Thanksgiving Way. He said we need to keep this how it is.

Steve Hoyal stated that when they came in they wanted to do office warehouse and they were turned down because the City didn't want this. The stone quarry was grandfathered in as a rental that was existing. He is concerned that once you open the door that doesn't guarantee that all of the projects will be as nice. This also affects the amount of landscaping that is required. He said we need to stay with how it is now; we have all made investments with that in mind; that the city stay with the original intent.

Ryan Springer lives in the Pilgrim's Landing and is concerned with this being so close to neighborhoods with lots of children. He wants it left as it is. He said this will open the door to all kinds of businesses.

Clay McArthur lives in the area and is opposed to these changes. He is concerned that the infrastructure is already stretched thin out there. Any kind of warehousing or anything like that is not good for this area where there are so many kids. There were a lot of people that could not come out because of the weather that would also object to this.

Travis Reeves said that this is designated for commercial uses. He feels these new uses are typically found in Light Industrial zones. These are in fact light industrial uses. We don't feel the proposed change will benefit the community and residents.

Public Hearing closed at 9:32 p.m.

Vaughn Pickell said that the office warehouse/light manufacturing is not compatible with a commercial zone especially with it so close to residential area. He thinks it would be detrimental.

Marilyn Schiess agrees.

Jason Willes said that a valid point was made; we need to see how the commercial will benefit the residents of the area. This won't benefit those residents as it should. It's not compatible with what's there. We ought to consider denying this.

Kerry Schwartz said that the amended list of uses do not fit well in the area.

Marlin Peterson agrees. He said when we set this up we turned down different projects further south of this. It was set up as commercial and should be left as is.

Vaughn Pickell said that the applicant is requesting other uses that are already uses listed for this area.

Vaughn Pickell moved to recommend denial of First Colonies request for an amendment to the Pilgrim's Landings Area Plan, adding office/warehouse as an allowed use in the land use section based on the findings that it would be a significant alteration to the current uses and is incompatible the adjacent residential area and is detrimental to the health, welfare and safety of the residents, specifically the children in that area. Second by Jason Willes. Motion carried unanimously.

4.8A BRUBAKER CONSTRUCTION – REQUESTS CONCEPT PLAN REVIEW FOR A PROPOSED OFFICE/WAREHOUSE DEVELOPMENT LOCATED AT 3350 WEST PILGRIM'S LOOP ROAD IN AN EXISTING PLANNED COMMUNITY ZONE.

Discussion included under item 4.8.

Vaughn Pickell moved to amend the motion for item 4.8 to include the denial of 4.8a as well for the same findings stated. Second by Jason Willes. Motion carried unanimously.

4.9 LYNN BOWLER – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF LARSON FARMS, A 70-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 200 NORTH 1700 WEST IN R-1-22 AND R-2 ZONES.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Lynn Bowler was present for the request.

Douglas Taylor owns the lot in the middle and said that he heard they were having problems with drainage in front of his house. He is concerned with future sewer and water hookups. He would like stubs put in for his property before they do curb, gutter and sidewalk.

Kim Struthers stated that any time you stub off the main line there would be connection fees that need to be paid.

Lorin Powell said there would have to be a connection fee but not an impact fee. Lee Barnes would have to review that. He said you would have to talk to Lee and then talk to the developer to have it put in – you could work with them on the cost.

Mr. Finn asked about the fencing. He wants a pre-cast concrete fence.

Kim Beckstead asked if everything is the same as the previous meetings. He was asking about the two types of fences.

Jerry Larson owns the northwest corner and said he proposed a service station be put on his property and wants a solid fence to continue along the back of his property.

Marlin Peterson said that on a standard subdivision we can't require any certain type of fence except agriculture fencing.

Lorin Powell said they can work together on a different type of fence.

Public Hearing closed at 9:58 p.m.

Lynn Bowler stated that along Kim Beckstead's property they would have a double fence also on top of a berm. There would be a no climb fence on Kim's side and a vinyl fence on the developments side that would be a vinyl and no climb double fence along the properties with existing animals. He said they had proposed to give the money to Mr. Larson that they would pay to have the fence installed so he can put up what he wants.

Kim Struthers explained the agricultural fence that is required.

Marlin Peterson moved to recommend approval of Lynn Bowler's request for Preliminary Subdivision review of Larson Farms, a 70-lot residential subdivision located at approximately 200 North 1700 West in R-1-22 and R-2 zones including DRC comments and the fencing as discussed and to encourage the developer to continue to work with the property owners on the fencing as proposed. Second by Marilyn Schiess. Motion carried unanimously.

Vaughn Pickell moved at 10:05 p.m. to take a 5-minute break. Second by Marilyn Schiess. Motion carried unanimously.

Meeting reconvened at 10:13 p.m.

4.10 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF A GENERAL PLAN LAND USE MAP AMENDMENT ON APPROXIMATELY .68 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 300 NORTH 400 WEST FROM AN MDR (MEDIUM DENSITY RESIDENTIAL) TO A PF (PUBLIC FACILITY) LAND USE DESIGNATION.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is an expansion of the City shops. We are just expanding the Public Facilities zone. They want to add a salt storage shed. Then they are requesting Light Industrial for the remainder of that property.

Public Hearing closed at 10:15 p.m.

Marlin Peterson is concerned with this being sold down the road and having someone else use it as light industrial.

Marilyn Schiess stated that they need to keep the salt out of the water where there is a ditch so close.

Lorin Powell said that this is in a structure that would contain the salt. It all needs to be enclosed inside the building.

Marilyn Schiess moved to recommend approval of Lehi City's request for review of a General Plan Land Use Map Amendment on approximately .68 acres of property located at approximately 300 North 400 West from an MDR to a Public Facility land use designation. Second by Carolyn Player. Motion carried unanimously.

4.11 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY .68 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 300 NORTH 400 WEST FROM AN R-2 TO A LIGHT INDUSTRIAL ZONE.

Public Hearing opened at 7:00 p.m.

Discussion included under item 4.10.

Public Hearing closed at 10:20 p.m.

Jason Willes moved to recommend approval of Lehi City's request for review of a Zone District and Zone District Map Amendment on approximately .68 acres of property located at approximately 300 North 400 West from an R-2 to a Light Industrial zone. Second by Carolyn Player. Motion carried unanimously.

CITY BUSINESS

Discussed the flag lot language. Do we want additional wording or what? Discussed striking the City Engineer from the approval.

Lorin Powell said that if we do have a flag stem – we should make the existing lot have the improvements on it as well as the stem. This would need to be changed here and on the two lot subdivision.

Discussed when we should require the improvements.

Jason Willes suggested that we put it in writing at a work session to strike City Engineer and look at the two lot subdivisions under the flag lots.

Dianna Webb said that we took our two changes to the Mixed Use zone to City Council and it turned out to be very controversial. The height change went through but the parking did not go through. She said we have a little work to do with City Council. They want to have a field trip to go look at Mixed Use projects.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE DECEMBER 7, 2006 PLANNING COMMISSION MEETING.

Marlin Peterson moved to approve the minutes from the December 7, 2006 meeting. Second by Jason Willes. Motion carried unanimously.

ADJOURN

Carolyn Player moved to adjourn. Second by Jason Willes. Motion carried unanimously.

Meeting ended at 10:30 p.m.

Date Approved_____

Chairman_____

Secretary_____