

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, March 29, 2007 in the Lehi City Council Chambers.

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

Members Absent: None

Others: Christie Hutchings, Noreen Edwards, Lorin Powell, Frankie Christofferson, Council member Mark Johnson

Meeting began at 7:00 p.m.

Kerry Schwartz said that item 4.10 has been pulled off the agenda.

REGULAR AGENDA

3.1 STEVE BODELL – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE ADVANCED TECHNOLOGIES AND SYSTEMS INC FROM HIS HOME LOCATED AT 1582 WESTBURY WAY UNIT D IN AN EXISTING R-3 PUD.

Christie Hutchings presented the request and stated that he would only have 1-2 clients per day. He would have a small show room in his living room.

Steve Bodell was present and stated that there is visitor parking in a few places. During the day most of the parking spaces are open. The hours of operation would be from 8-5. He said that he is selling and installing home automation systems. He would have a home theater set up in his living room. Every thing can be run from one remote location in the house. Advertising will be word of mouth and people would be coming by appointment only.

Vaughn Pickell moved to approve Steve Bodell's request for a Major Home Occupation permit to operate Advanced Technologies and Systems Inc from his home located at 1582 Westbury Way Unit D in an existing R-3 PUD. Second by Carolyn Player. Motion carried unanimously.

3.2 MELANIE MERCER – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A DAYCARE FROM HER HOME LOCATED AT 364 NORTH 1060 WEST IN AN EXISTING R-1-22 ZONE.

Christie Hutchings presented the request and stated that she is anticipating 5 children.

Melanie Mercer was presented for the request and said that she is planning on having a fenced in play area, hopefully put in as soon as possible. She said she did pass the inspection.

Janys Hutchings moved to grant final approval of Melanie Mercer's request for a Major Home Occupation permit to operate a daycare from her home located at 364 North 1060 West in an existing R-1-22 zone finding that it fits in the code and contingent on her passing the safety inspection. Second by Ron Smith. Motion carried unanimously.

PUBLIC HEARINGS

4.1 OSCAR DANIEL BLUTH – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL TO OPERATE WISDOM TEETH ONLY, A MEDICAL/ DENTAL CLINIC FROM AN EXISTING BUILDING LOCATED AT 98 WEST MAIN STREET IN AN EXISTING MIXED USE ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that Dr. Bluth currently has an office in Provo. He will only be here on a part time basis. She said there are no parking requirements in the Mixed Use zone but there is on street parking and behind in the alley.

Dr. Daniel Bluth was present for the request and stated that the owners have told him that there is an insurance firm upstairs. There is an outside access on the north side of the building for the upstairs. He said there are parking stalls in the back. He said he would only be working mornings from 9-12 on Friday and maybe Thursday.

Public Hearing closed at 7:20 p.m.

Ron Smith moved to grant final approval of Oscar Daniel Bluth's request for Condition Use and Site Plan to operate Wisdom Teeth Only, a medical/ dental clinic from an existing building located at 98 West Main Street in an existing Mixed Use zone including DRC comments. Second by Derek Byrne. Motion carried unanimously.

4.2 SCOTT POWELL – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE SCOTT POWELL ANNEXATION, APPROXIMATELY 19.87 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 500 NORTH 1700 WEST TO A PROPOSED R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and said that there are significant potential wetlands and they are working on having them delineated.

Tony Trane was present for the request and stated that the wetland delineation has been done and they found no wetlands.

Public Hearing closed at 7:25 p.m.

Derek Byrne moved to recommend approval of Scott Powell's request for R-1-22 zoning on the Scott Powell Annexation, approximately 19.87 acres of property located at approximately 500 North 1700 West and include DRC comments. Second by Carolyn Player. Motion carried unanimously.

4.3 GERALD LARSON – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A CONVENIENCE STORE AND GAS STATION TO BE LOCATED AT 1700 WEST MAIN STREET IN A PROPOSED COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that we recently had a general plan amendment and a zone change on this property. They are requesting a convenience store and a gas station. She said they will have two entrances coming in off 1700 West and the gentleman across the street is concerned about car lights coming into his window.

Russ Naylor, the architect, was present and stated that the office entry will be upstairs to the back of the building. The material for the car wash is a split face concrete block on top with stone along the bottom and a stone tower in the middle – all earth tones.

Kerry Schwartz asked about the fencing.

Russ Naylor said that Mr. Larson's property will also have concrete fence along the west and north side. He said there is an access drive into Mr. Larson's shop.

Derek Byrne asked if he would consider taking out some of the landscaping and making more room to pull off of Main Street.

Russ Naylor said that they are already putting in a lot of that 106 ft road on their side.

Ron Smith asked about the status of the light on 1700 West.

Russ Naylor said that they have talked to UDOT and they said that they may have to get the project done in order to establish the warrants for a light there.

Jany's Hutchings asked where the gas tanks are and where the trucks would be pulling in.

Kerry Schwartz asked about the landscape buffer along the north boundary.

Russ Naylor said that they will be doing intense landscaping with the concrete fence. He said that the parking on the north will be for the office tenants the c-store parking will be on the south side.

Rex Larson is concerned with the lights from cars going out north on 1700 West shining into his home. He asked what could be done to block those lights.

Public Hearing closed at 7:45 p.m.

Russ Naylor said that the north entrance is a pretty important one. He said we could work with him on shrubs and so forth and we could look at moving that exit a little to the south. He said we would be more than happy to work with staff to come up with a solution for Mr. Larson. He said he thinks the best solution is to move the entrance south. He said they could take out that center landscape buffer and put on the north side.

Lorin Powell said we'd be ok if we had to come south with that entrance.

Russ Naylor said that the station hours would be from about 5:00 a.m. - 11:00 p.m.

Janys Hutchings moved to grant final approval of Gerald Larson's request for Conditional Use and Site Plan for a convenience store and gas station to be located at approximately 1700 West Main Street in a proposed Commercial zone based on the fact that it meets the Conditional Use criteria and suggest 1) moving the north drive way to the south more and moving the buffering zone in the parking area to the north along the pre-cast fence to create more of a buffer strip there, 2) to work with Mr. Larson on shrubbery or something so lights are not shining in his home, 3) have the pre-cast fence along north and west sides as on page 2 of 16 of the plan set, 4) as a consideration to neighbors on the 24 hour gas areas, reduce the parking lighting after hours or have tampered lighting, 5) and include the DRC comments except for the one dealing with the landscape buffer. Second by Ron Smith. Motion carried 6-1 with Derek Byrne opposed.

4.4 PAUL WASHBURN – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE GUNDERSON ANNEXATION, APPROXIMATELY 8.96 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 SOUTH CENTER STREET TO A PROPOSED R-1-12 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that there is a mink operation on the south east side of this property. The general plan designation if LDR. R-1-12 is the largest zoning for that. The lots do meet the R-1-12 zoning and most of them are substantially larger.

Lorin Powell said that there will be quite a bit of a road dedication. There is also a main power line for the city that runs along there.

Paul Washburn was present and said that the property is an awkward shaped property. He said they tried different ways to make sure the lots were large enough to mitigate those concerns.

Kerry Schwartz asked about having the cul-de-sac coming off of Center Street instead of 700 South.

Paul Washburn said that they have gone through a lot of concepts on this. He said even with the power line easement the surveyor said that there is plenty of room to build something. He said as they go through the process they can make adjustments as needed to make sure they'll all work.

Dell Willes said that his brother Michael and he run that mink ranch. He said that they are protesting the annexation of this property as an R-1-12 zone. They protest the approval of the conceptual plan as presented. He said there are numerous concerns that they have; he is not convinced that there would even be 100 feet between the home and the animals at the east end of the development. He said if the property is to be annexed they would ask for consideration noting that this piece of property truly matches and fits an R-1-22 designation.

Mike Whitless said that Dianne Wingreen has power coming from the house they are proposing to tear down to her well.

Barbara Bateman lives on 700 South and said that it is almost impossible to get out onto the road.

Dell Willes said that there is a bend right at the end of that point and there is an accident at that intersection at least every 6 months.

Wendy McBride lives on Center Street and said that it is an interesting piece of property but the other side of Center Street is all acre lots. She said she feels that ½ acre lots would be ideal. She said that 700 South has a lot of traffic and they get backed up there from the stop sign which would cause problems for cars trying to get out.

Public Hearing closed at 8:15 p.m.

Paul Washburn said that their initial request was for ½ acre lots and staff told him that it wasn't master planned for that area with animal rights.

Vaughn Pickell said they could do the R-1-12 and have a large lot on the one end.

Discussed having agricultural on the other side of 700 South and having the one acre lots on Center Street.

Christie Hutchings said that the General Plan is a broad brush it doesn't have to follow that exact line.

Lorin Powell said you do have that prerogative on this.

Paul Washburn said they have laid it out with an R-1-22 – there were about 7 or 8 lots. He said they could maybe have a couple lots there with animal rights and phase into R-1-12 size lots.

Kerry Schwartz would like to see that whole area with animal rights. He said that triangular piece needs to be more than 22,000 sq ft.

Janys Hutchings moved to recommend denial of Paul Washburn's request for R-1-12 zoning on the Gunderson Annexation, approximately 8.96 acres of property located at approximately 700 South Center Street making note and comment that it does not fit with the surrounding use even though it does comply with the General Plan; we recommend that City Council consider this property as an RA-1 because of the barriers that exist such as the RA-1 and agricultural property across the street to the west and the south and where it's bounded on the north by railroad tracks which helps to confine it and the power poles on the south create difficulties with the land and all tend to render it better as an RA-1. Second by Vaughn Pickell. Motion carried 6-1 with Kerry Schwartz opposed.

4.4A PAUL WASHBURN – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION OF GUNDERSON SUBDIVISION, A 12-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 700 SOUTH CENTER STREET IN A PROPOSED R-1-12 ZONE.

Discussion included under item 4.4.

Janys Hutchings moved to deny with out prejudice Paul Washburns' request for Concept plan review of Gunderson Subdivision, a 12-lot residential subdivision located at approximately 700 South Center Street in a proposed R-1-12 zone and give Mr. Washburn a chance to provide a concept plan with the RA-1 zoning. Second by Carolyn Player. Motion carried unanimously.

4.5 JAKE TOOMBS – REQUESTS REVIEW OF AN AMENDMENT TO GRAY FARMS PHASE 3, A 66-UNIT TOWN HOME PROJECT LOCATED AT APPROXIMATELY 2300 WEST 200 SOUTH IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that there was an error on the recorded plat – the building would not fit in that building foot print – this amendment is so they can fit those buildings on there.

Doug Kinsmen with Ensign Engineering said that there was a drafting error. It was labeled correctly but measured incorrectly. He said on that the end of the u-shaped drive would be signed with no parking on the street.

Public Hearing closed at 8:35 p.m.

Ron Smith moved to recommend approval of Jake Toombs' request for an amendment to Gray Farms Phase 3, a 66-unit town home project located at approximately 2300 West 200 South in an existing Planned Community zone including DRC comments. Second by Carolyn Player. Motion carried unanimously.

4.6 VICTOR AND RACHEL BILLINGS – REQUESTS CONDITIONAL USE APPROVAL TO CREATE A FLAG LOT ON PROPERTY LOCATED AT 1961 NORTH 500 WEST IN A PROPOSED R-1-8 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that the zoning has been approved but the applicant doesn't want to dedicate the water until they know they can get a flag lot. She said they will still have to come with a 2-lot subdivision. They have been approved for R-1-8 zoning. It is more of an irregular shaped lot with reduced frontage so it will be up to you to decide if the flag lot applies. If you don't classify it as that they could apply to the Board of adjustments for a frontage variance.

Janys Hutchings asked about the existing house and if they have the required setbacks.

Christie Hutchings said she didn't know - it looks like it was there before the zoning was placed.

Victor Billings and Bill Elton were present for the request. Bill said that the reason for this is because you cannot do the sewer if you move the house over and behind.

Victor Billings said that this would look better than if you put it behind the existing house.

Public Hearing closed at 8:43 p.m.

Vaughn Pickell said he is struggling because the purpose of the flag lots are intended to imply only exceptionally deep or odd shaped lots, but with the sewer limitation may apply for that.

Jason Willes said that the issue is the sewer – even with an adjustment on the frontage – it wouldn't solve the sewer issue. He said it is somewhat difficult to develop so in a way it does comply with the flag lot intent.

Discussed setting a precedence and if any one else came in trying to do this they would have to prove a hard ship or problem with the property.

Vaughn Pickell feels that this is a variance issue and needs to go to the Board of Adjustments.

Mark Johnson said that the problem is a man made condition – so this may not fall into the Board of Adjustments rights.

Lorin Powell said that we took this from the Board of Adjustments, they can't grant this type of an issue.

Discussed that it comes down to whether this split works ok or not – discussed using a lift station. Discussed whether the Board of Adjustments has a right to approve it.

Jason Willes said that it would be worse to set a precedence of sending the applicant to the Board of Adjustments and having them come back.

Mark Johnson said that sewerage this property is not a hardship – you could run a pump out.

Rachel Billings said that her parents own the lot and they want to build next to them.

Ron Smith said we could make it conform to a standard flag lot but there is no reason to here.

Marilyn Schiess said it doesn't look like a flag lot - if we can make it work so they can get the sewer.

Vaughn Pickell said he is struggling with it. He thinks that the zoning is unfortunate but he doesn't think it conforms to the intent of our flag lot ordinance. He said it's more of a variance issue on the frontage. He is opposed to it.

Jany's Hutchings thinks we could apply the flag lot with the sewer issue.

Derek Byrne agrees with Jany's.

Carolyn Player said she would go with it as a conditional use.

Jany's Hutchings moved to grant final approval of Victor and Rachel Billings request for Conditional Use to create a flag lot on property located at 1961 North 500 West in a proposed R-1-8 zone finding that because they were already granted the R-1-8 zoning and they are not able to sewer the back portion of this property with gravity sewer, the approval is based on the conditions that 1) they set the house back behind the existing home, 2) that they put some sort of landscaping between the lots to distinguish each as a separate lot, 3) include DRC comments where applicable. Second by Ron Smith. Motion carried 4-3 with Vaughn Pickell, Marilyn Schiess and Kerry Schwartz opposed.

4.6A VICTOR AND RACHEL BILLINGS – REQUEST CONCEPT PLAN REVIEW FOR THE NIELSON SUBDIVISION, A 2-LOT RESIDENTIAL SUBDIVISION WHICH INCLUDES A FLAG LOT LOCATED AT 1961 NORTH 500 WEST IN A PROPOSED R-1-8 ZONE.

Discussion included under item 4.6

Jany's Hutchings moved to recommend approval of Victor and Rachel Billings request for Concept Plan review of the Nielson Subdivision, a 2-lot residential subdivision which includes a flag lot, which was created by the previous motion, located at 1961 North 500 West in a proposed R-1-8 zone seeing it fits in the R-1-8 zone. Second by Ron Smith. Motion carried 4-3 with Vaughn Pickell, Marilyn Schiess and Kerry Schwartz opposed.

Jany's Hutchings moved at 9:30 p.m. to take a 5 minute break. Second by Derek Byrne. Motion carried unanimously.

Meeting reconvened at 9:35 p.m.

4.7 GARY DEVINCENT – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 4.707 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1776 WEST 300 NORTH FROM AN A-1 TO AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they would have a half road with a temporary turn around which stubs into the Powell property which we looked at earlier.

Rod Broshus representing Gary Devincent was present for the request.

Public Hearing closed at 9:39 p.m.

Janys Hutchings moved to recommend approval for Gary Devincent's request for a Zone District and Zone District Map Amendment on approximately 4.707 acres of property located at approximately 1776 West 300 North from an A-1 to an R-1-22 zone seeing it fits with in the bounds of the General Plan. Second by Vaughn Pickell. Motion carried unanimously.

4.7A GARY DEVINCENT – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PROPOSED RESIDENTIAL SUBDIVISION LOCATED APPROXIMATELY 1776 WEST 300 NORTH IN A PROPOSED R-1-22 ZONE.

Discussion included under item 4.7.

Janys Hutchings moved to recommend approval of Gary Devincent's request for Concept Plan review of a proposed residential subdivision located at approximately 1776 West 300 North in a proposed R-1-22 zone seeing that they meet the R-1-22 zoning and included DRC comments with the condition that they get either an easement access or put the entire turn around on their property for the turn around at the end of the road. Second by Derek Byrne. Motion carried unanimously.

4.8 DAVID BUTTERFIELD – REQUESTS REVIEW AND RECOMMENDATION OF A PROPOSED GENERAL PLAN AMENDMENT ON APPROXIMATELY 1 ACRE OF PROPERTY LOCATED AT APPROXIMATELY 1200 EAST 3200 NORTH FROM A COMMERCIAL NODE TO AN LDR LAND USE DESIGNATION.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that it does have a commercial node over it. She said that he is on a well and wants to connect to City water but wants to maintain his home there.

David Butterfield was present and stated that they have been having problems with the well and would like to connect to City water. He said that he is willing to give up the commercial to keep his home but he would like to be able to see it eventually go commercial. He said he would like to go VLDR and possibly keep the commercial node. He said that he is running his business out of that home right now and has some outside storage. He said that he can make arrangements to store it somewhere else if he has to.

Discussed that he would need to do a home occupation for the business he is running out of the home.

Lorin Powell said that he may just need to do a zone change instead of a general plan amendment.

Discussed whether the commercial node is an overlay or an actual zoning.

Public Hearing closed at 10:00 p.m.

Ron Smith moved to table for a future date David Butterfield's request for review of a proposed General Plan Amendment on approximately 1 acre of property located at approximately 1200 East 3200 North from a Commercial Node to an LDR land use designation so things can be worked out with City staff. Second by Derek Byrne. Motion carried unanimously.

4.9 DAVID ANDERSON – REQUESTS REVIEW AND RECOMMENDATION OF A PROPOSED GENERAL PLAN AMENDMENT ON .33 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 35 NORTH 500 WEST FROM AN MDR TO A MIXED USE LAND USE DESIGNATION.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that Mr. Anderson has indicated that he wants to open a mortgage company at this home.

David Anderson was present and said that there is a large gravel area in the back for parking and turn around. He said that there are typically about 6 actual clients that would come to the house – he does a lot of business over the phone.

Terry Kirkham said he is concerned with the traffic and the upkeep of the place – what happens to it when the mortgage company goes away? He said he is not against it but also wants to make them aware that they all have animals in that area.

Public Hearing closed at 10:09 p.m.

David Anderson said that he will be keeping it very clean – everything is affected by the up-keep of the homes.

Vaughn Pickell said it's a good extension of Mixed Use zone.

Derek Byrne and Marlin Peterson agree.

Vaughn Pickell moved to recommend approval for David Anderson's request for review of a proposed General Plan Amendment on .33 acres of property located at 35 North 500 West from an MDR to a Mixed Use land use designation seeing that it is adjacent to Mixed Use and an existing commercial business so it's a logical extension of the Mixed Use land designation and include DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.10 LEHI POINTE LC – REQUESTS REVIEW AND RECOMMENDATION FOR A PROPOSED GENERAL PLAN AMENDMENT ON 15 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3000 NORTH FRONTAGE ROAD FROM A COMMERCIAL TO AN HDR LAND USE DESIGNATION.

This item was pulled off the agenda by the applicant.

Ron Smith moved to deny with out prejudice Lehi Pointe LC's request for review of a proposed General Plan Amendment on 15 acres of property located at approximately 3000 North Frontage Road from a Commercial to an HDR land use designation. Second by Derek Byrne. Motion carried unanimously.

4.11 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION FOR THE FOLLOWING GENERAL PLAN AMENDMENTS:

- A. CHANGING APPROXIMATELY 25 ACRES LOCATED AT APPROXIMATELY 3200 NORTH 700 EAST FROM BUSINESS PARK TO LOW DENSITY RESIDENTIAL (Brookhaven Villas).**
- B. CORRECTING APPROXIMATELY 5.9 ACRES OF PROPERTY SHOWING COMMERCIAL NODE AND VLDR AT THE SOUTHWEST CORNER OF 1200 WEST AND 3200 NORTH TO REFLECT EXISTING ZONING CONDITIONS.**
- C. CHANGING APPROXIMATELY 124.81 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4700 NORTH THANKSGIVING WAY FROM MDR TO BUSINESS PARK.**
- D. CHANGING APPROXIMATELY 5.3 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1500 EAST 300 NORTH FROM MDR TO LDR TO REFLECT EXISTING ZONING CONDITIONS.**

- E. REMOVING APPROXIMATELY 9.7 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 200 NORTH 3600 WEST FROM THE GENERAL PLAN(Property has been annexed into Saratoga Springs).**
- F. CORRECTING THE VLDRA AND ESA AREAS LOCATED AT APPROXIMATELY 3500 WEST 500 SOUTH (in the Jordan Willow Subdivision) REFLECTING CURRENT ZONING CONDITIONS (affecting approximately 2 acres).**
- G. CORRECTING APPROXIMATELY 8.5 ACRES OF PROPERTY SHOWING COMMERCIAL NODE AND LDR AT THE NORTH INTERSECTION OF 2300 WEST AND 2100 NORTH TO REFLECT THE EXISTING ZONING CONDITIONS.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings said that these are the ones we went through at the work session – most of these are just to make the map consistent with the existing zoning.

Public Hearing closed at 10:17 p.m.

Derek Byrne moved to recommend approval of Lehi City's request for General Plan Amendments, items 4.11A-G as outlined to clarify problems with the General Plan. Second by Ron Smith. Motion carried unanimously.

CITY BUSINESS

Christie Hutchings said that Kim is on the Parks and Trails Committee and has asked if some one would like to be on the committee. They are having a meeting on the 2nd Tuesday at 8:00 a.m. He said that even if you don't have time to commit to coming to the meetings, if you could at least review the minutes and add comments.

The commission appointed Marilyn Schiess.

Frankie Christofferson said that Jake Toombs is working with the senior development and they are thinking about changing the fencing from what was approved in the Gray Farms development. She said we will be bringing something forward for review.

Vaughn Pickell suggested that we look at the flag lot ordinance in more detail at one of the work sessions.

Jason Willes said that we need to involve the City Attorney to see what the Board of Adjustments can do; we need clarification.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE MARCH 15, 2007 REGULAR MEETING.

Ron Smith moved to approve the minutes from the March 15, 2007 regular meeting. Second by Derek Byrne. Motion carried unanimously.

ADJOURNMENT

Janys Hutchings moved to adjourn. Second by Vaughn Pickell. Motion carried unanimously.

Meeting ended at 10:25 p.m.

Date Approved _____

Chairman _____

Secretary _____