

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, August 13, 2009 in the Lehi City Council Chambers.

Members Present: Kerry Schwartz, Carolyn Player, Chris Bleak, Kordel Braley, Ed James, Derek Byrne

Members Absent: Marilyn Schiess – excused, Carolyn Nelson – excused, Jason Willes – excused

Others: Kim Struthers, Christie Hutchings, Noreen Edwards, Brad Kenison, Frankie Christofferson

Kerry Schwartz was appointed temporary chair for this meeting.

Meeting began at 7:03 p.m.

### REGULAR AGENDA

#### **3.1 AMY THOMAS – REQUESTS APPROVAL FOR A MAJOR HOME OCCUPATION PERMIT TO OPERATE LOVE 2 LEARN PRESCHOOL & DANCE FROM HER HOME LOCATED AT 2416 WEST 1775 NORTH IN AN EXISTING R-1-12 ZONE.**

Christie Hutchings presented the request and stated that she is only asking for one session for 8 students. The majority of the patrons are in the neighborhood so they would be walking. The applicant is finishing her basement and does have a building permit.

Amy Thomas was present for the request. She said her back yard is fenced but the children will be only inside.

*Carolyn Player moved to approve Amy Thomas's request for a Major Home Occupation permit to operate Love 2 Learn Preschool and Dance from her home located at 2416 West 1775 North in an existing R-1-12 zone seeing she has passed her inspection. Second by Ed James. Motion carried unanimous.*

#### **3.2 RICHARD LAUDIE – REQUESTS APPROVAL FOR A MAJOR HOME OCCUPATION PERMIT TO OPERATE PINNACLE PRESCHOOL FROM HIS HOME LOCATED AT 2876 SHADY BEND LANE IN AN EXISTING PLANNED COMMUNITY ZONE.**

Christie Hutchings said the applicant is stuck in Boise and has asked to have this continued.

Chris Bleak moved to continue Richard Laudie's request for a Major Home Occupation permit to operate Pinnacle Preschool from his home located at 2876 Shady bend Lane in an existing Planned Community zone. Second by Carolyn Player.

Ed James said he doesn't see a problem if we approve this with out the applicant here.

Chris Bleak withdrew his motion.

Christie Hutchings stated that they are in the process of finishing their basement. The applicant is requesting 3 sessions. Most of the students live in the neighborhood and will walk. She said the inspection may not have passed yet so you may want to make the motion contingent on that.

*Chris Bleak moved to approve Richard Laudie's request for a Major Home Occupation permit to operate Pinnacle Preschool from his home located at 2876 Shady Bend Lane in an existing Planned Community zone conditional on passing the safety inspection and obtaining any other permits they need from the city. Second by Ed James. Motion carried unanimously.*

**3.3 SCOTT BRANDNER – REQUESTS REVIEW AND RECOMMENDATION ON THE USE OF LP SMART SIDE AS A DURABLE MATERIAL FOR PLANNED COMMUNITIES THAT ARE GRANTED A 10% DENSITY BONUS FOR USING UPGRADED EXTERIOR MATERIALS.**

Christie Hutchings said that the next two are basically the same application. The applicant is here to see if the commission feels that this product can be determined as an acceptable material for hard surface. In DRC it was discussed that another subdivision (Shady Hollow B) is using it as well.

Ed James asked about the HOA and if they had any comments on this being used in the 80% material. He said at the last meeting they didn't think this should be used as part of the 80%; if they want to use it as trim then that would be ok – but not used as 80% of the building material.

Christie Hutchings said that DRC considered this an architectural feature.

Kim Struthers said that the first item is global and the 2<sup>nd</sup> one targets Spring Creek Ranch. Rick Salisbury is here tonight and after the work session when the HOA was there in opposition, they had a meeting and the HOA accepted the smart plank on the 4 homes that they were trying to finish, but they don't want them to use this on the next phase. He said at this point the City can't allow it because it is clear in the covenants. Dave Klock is aware and has signed the application. The Building Department said it doesn't conform to the Area Plan to finish those lots off and they haven't signed off on those building permits yet. If the area plan is amended tonight they can continue to build them in this same fashion.

Rick Salisbury was present and stated that they put this product in here and agreed that they do not want this product mixed with stucco and they don't want it mixed with something else. He said this first section will use this but other phases will use a different type of theme. He said that Dave Klock was going to use Hardy Plank on the other homes.

Ed James said that he doesn't have a problem with the product if that was part of the original agreement. He wondered if it is possible for us to amend to plan for those 4 lots to have this and then the rest to follow the code.

Kim Struthers said that we would have to specifically outline the lots and phase that those are used in – it may seem a little awkward but you would have to outline those in Plat H.

Rick Salisbury said he thinks they should be allowed to put different products in the community to break it up – the next few phases tie into a stucco product.

Ed James said that we need to consider the original standard of the architectural style.

Christie Hutchings presented both items together – she explained what happened with the material and why some of the homes were allowed to be built.

Kim Struthers said that there was some error – the Building Department accepts them if they're stamped by the Architectural Committee so it got down the road a little ways before the HOA caught that and asked that the remainder of the permits be held until this is cleared up.

Christie Hutchings said that Hardy Plank was only meant to be an accent not the majority of the materials.

Kordel Braley asked about stucco being a hard surface.

Christie Hutchings read from the Spring Creek Ranch Area Plan.

Lance Olsen with Louisiana Pacific, an LP Building Product distributor, was present and talked about durability. He said this product is treated with zinc borate throughout the thickness; it is environmentally friendly and resists fungal decay and termites. He said there has been internal testing done with proven performance. There have been zero warranty claims due to decay or termites. He stated that even the Fiber Cement products have problems as well with freeze thaw. Stucco does crack and sometimes can have water intrusion. They demonstrated the difference with the different hard surfaces. He said it is impact resistant with a 50 year warranty. It is also architecturally diverse and adds value. It is an upgrade to stucco and is a proven long lasting product. It also has a deep wood texture.

Brad Kenison demonstrated the two different types of surfaces after being soaked in water for 2 weeks.

Ed James said that it's a great product but he doesn't think that's the issue here. He said it's the expectations of a previous approval and the way the new wording is proposed we would see a minimum of 80% of this product. He said if the HOA is happy with it it's a good architectural solution but he doesn't want to change it without the ok from the HOA. He said he would have to vote no on both items until we hear from the HOA.

Scott Brandner stated that the first item is for any Planned Community.

Kerry Schwartz said we could approve the use of this material in the city code and still say no to the amendment on Spring Creek Ranch.

Scott Brandner asked if they were able to get the approval from the HOA could they go ahead with this.

Kordel Braley said there are 29 lots and 4 haven't been built yet so 25 families have purchased those homes. He agrees with Rick from Salisbury about the mixture of homes.

Kerry Schwartz said that there is a very distinct line from one product to the next in Spring Creek Ranch. This is a distinct change and what was originally approved didn't include Smart Siding to the extent it's being used.

Carolyn Player said if we approve item 3.3 and agree that this is a durable material then the other subdivisions could use this in a Planned Community.

Kim Struthers said that each Planned Community has an Area Plan with CC&R's in it so each one is a custom development. If they propose to use it on 100% of the homes and you don't agree then you can say that you don't want that in the Area Plan.

Ed James said that a density bonus was granted in the original development for using certain types of materials and that's something that is approved in the original Area Plan.

Kim Struthers said you can get up to 40% increase overall and if you use this particular material then you get a 10% density bonus.

Chris Bleak said that the confusion is that there are 25 houses that look like this and we would want to other 4 to look the same.

Discussed the material being specifically listed in the material list – why do we add these different materials when they come onto the market.

Kim Struthers said that we're just setting a precedent on what we would allow – you would ultimately have discretion on durable material.

Ed James said that he doesn't have a problem with this as a durable material but he does have a problem with this on this development.

Discussed how this all came about with the HOA and the product.

Kim Struthers said we're not going to change anything in our Planned Community ordinance – it's just an interpretation – is this something we would never entertain.

Chris Bleak said that he is a little uncomfortable saying whether this is a durable material and questioned if this was our role as the Planning Commission to decide things like this.

Kim Struthers said it is an interpretation of the Development Code; you are administering it and then City Council has final approval. He said you as a commission have charge to create and adopt and administer. He said with the 2<sup>nd</sup> item it would still be used as an accent mainly for architectural reasons for the look that was originally intended.

Derek Byrne said the Planned Community develops their own set of standards. We can't expect retroactive actions from past communities but the future ones are ok. With the Spring Creek Ranch Area Plan it's clear that it should only be an accent.

Kordel Braley said that DRC said it is a durable material. He doesn't see how we can't make some progress on item 3.3 – now whether we want to say it's acceptable for 80% of the homes that's a different item.

*Ed James moved to clarify Scott Brandner's requests for review on the use of LP Smart Side as a durable material for Planned Communities that are granted a 10% density bonus for using upgraded exterior materials with the clarification that it is a durable material. Second by Carolyn Player. Motion carried 5-1 with Kerry Schwartz opposed. (Ed James said he **did not** want to include DRC comments.)*

## **PUBLIC HEARINGS**

### **4.1 SCOTT BRANDNER – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE SPRING CREEK RANCH AREA PLAN, AMENDING THE MINIMUM HOME DESIGN AND CONSTRUCTION STANDARDS TO ALLOW THE USE OF LP SMART SIDE AS AN EXTERIOR BUILDING MATERIAL IN THE SPRING CREEK RANCH PLANNED COMMUNITY LOCATED AT APPROXIMATELY 1630 SOUTH 850 EAST.**

Public Hearing opened at 7:03 p.m.

Discussion also included under item 3.3.

Kerry Schwartz said that if we adopt this it would be with the rendering they turned in tonight.

Christie Hutchings said that if you change this it applies to every remaining home in the project.

Chris Bleak asked if we can just leave this in the HOA's hands.

Kim Struthers said that the Area Plan is what we have to go by – it trumps the HOA’s decisions.

Discussed how to handle those 4 homes left in Plat H.

Public Hearing closed 7:49 p.m.

*Chris Bleak moved on Scott Brandner’s request for review of an amendment to the Spring Creek Ranch Area Plan, amending the minimum home design and construction standards to allow the use of LP Smart Side as an exterior building material in the Spring Creek Ranch Planned Community located at approximately 1630 South 850 East and to approve amending the minimum home design to allow the use of LP Smart Side as a durable material in ONLY Plat H and to allow the 4 remaining houses in Plat H to be built the same way as the other homes in Plat H. Second by Kordel Braley. Motion carried 5-1 with Kerry Schwartz opposed.*

Chris Bleak doesn’t like that they call out hardy panel as a brand. He thinks they can still come back with another amendment to use this as an accent.

Kerry Schwartz said that density was granted on a certain type of product and that’s why he voted no.

Derek Byrne said that in a work session some time we need to have a discussion on the percentage of an accent. We’ve had a few come through with applications taking accents as different percentages.

#### **4.2 LEHI CITY/ GSBS ARCHITECTS – REQUESTS REVIEW AND RECOMMENDATION ON A NEW LEHI CITY PARKS, TRAILS & RECREATION MASTER PLAN, ADOPTING THE PLAN AS AN ELEMENT OF THE LEHI CITY GENERAL PLAN.**

Public Hearing opened at 7:03 p.m.

Kim Struthers said that as we’ve combed through this we’ve come across more than a few little glitches. One of the City Council members has some concerns about showing more detail. They want to leave the public hearing opened and continue it to the August 29<sup>th</sup> meeting.

Public Hearing left open.

*Derek Byrne moved to table Lehi City/ GSBS Architects’ request for review and recommendation on a new Lehi City Parks, Trails & Recreation Master Plan, adopting the plan as an element of the Lehi City General Plan. Second by Carolyn Player. Motion carried unanimous.*

#### **4.3 BUSH & GUDGELL, INC – REQUEST REVIEW AND RECOMMENDATION FOR DRY CREEK PUD CONDO CONVERSION LOCATED AT 3200 NORTH 1200 EAST IN AN EXISTING COMMERCIAL ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that this is part of a PUD. There is currently a company in the building and someone has shown interest in purchasing part of that building. This doesn’t change anything with the PUD.

Public Hearing closed at 8:39 p.m.

*Ed James moved to recommend approval of Bush & Gudgell, Inc’s request for the Dry Creek PUD Condo conversion located at 3200 North 1200 East in an existing Commercial zone including DRC comments. Second by Chris Bleak. Motion carried unanimous.*

**4.4 MCARTHUR HOMES – REQUEST REVIEW AND RECOMMENDATION OF AMENDMENT TO THE THANKSGIVING MEADOWS CONDOMINIUMS PLATS 4, 5, 6 & 7 LOCATED AT APPROXIMATELY 3040 WEST DESERT LILY DRIVE IN AN EXISTING R-2 PUD ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings said that there were some soil issues and they needed to add basements and the basements needed to be included in the condo plats – it doesn't change the footprint. She said the item under city business is also related because they have to change the landscaping because of the soils issues as well. She said that out from the foundations about 10 feet they would be using plants that don't need as much water and it was a recommendation from their soils engineer.

Dave McArthur was present for the request.

Public Hearing closed at 8:46 p.m.

*Derek Byrne moved to recommend approval of McArthur Homes' request for an amendment to the Thanksgiving Meadows Condominiums Plats 4, 5, 6 & 7 located at approximately 3040 West Desert Lily Drive in an existing R-2 PUD zone. Second by Kordel Braley. Motion carried unanimous.*

**4.5 DAVID MORGAN – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY .19 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 211 EAST MAIN STREET FROM AN R-3 TO A MIXED USE ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that when this applicant purchased the property he thought it was Mixed Use. He intends to operate an office which is a permitted use. The DRC did have some concerns with accessing the parking in the back but he only needs 5 stalls based on the intended use of the building. He would like to keep the tree in the front.

Brad Kenison said that he was concerned with the parking next to the building. You may hit the house backing out of it. He suggested putting in some kind of an island.

Discussed where to put the parking stalls.

David Morgan was present for the request and stated that there was a business in there and we just assumed that it was zoned for a commercial office building. We wanted an older home and also wanted to preserve the old tree out front. We would take down two of the other trees. We would tear down the chain link fence and put in a different type. Trane Engineering said they did make a mistake with the parking; there is a walkway to the home which would allow space between the home and that last spot. He discussed the 9 parking stalls planned. He states that it will be a law office and his brother will be treating addictions and set up a counseling office there. There could be a real estate office there as well. The house is arranged to have a central reception area but this is a long range plan so we would like to have enough parking for those other businesses if they come in.

Discussed the parking issues – maybe keeping the back stalls for employee parking.

Brad Kenison said that this is a concept and we would look at the parking in more depth when we see a site plan.

Christie Hutchings said there is flexibility in the parking in the Mixed Use zone because of the existing homes. The site plan won't come here because it is a Permitted Use.

Kerry Schwartz said that any future businesses would need to come back for approval and business license.

Public Hearing closed at 9:07 p.m.

Kordel Braley doesn't think we need to pave everything in the downtown area – there is on-street parking and we need to use it in the downtown area.

*Ed James moved to recommend approval of David Morgan's request for a Zone District and Zone District Map Amendment on approximately 0.19 acres of property located at approximately 211 East Main Street from and R-3 to a Mixed Use zone. Second by Carolyn Player. Motion carried unanimously.*

**4.5A DAVID MORGAN – REQUESTS CONCEPT PLAN REVIEW FOR MORGAN BUSINESS DEVELOPMENT LOCATED AT 211 EAST MAIN STREET IN A PROPOSED MIXED USE ZONE.**

Discussion included under item 4.5.

*Ed James moved to recommend approval of the Concept Plan for Morgan Business Development located at 211 East Main Street in a proposed Mixed Use zone and that the DRC comments be considered; that the large tree on the corner remain; that the parking stalls conform to the dimensions in the code and that there is adequate spacing between the building and the adjacent parking stalls; that in the future show where a dumpster might be placed. Second by Carolyn Player. Motion carried unanimously.*

**4.6 FLATIRON/ HARPER CONTRACTING – REQUEST CONDITIONAL USE APPROVAL TO LOCATE A TEMPORARY CONCRETE BATCH PLANT AT TRAVERSE MOUNTAIN LOCATED AT APPROXIMATELY 1500 WEST SR-92 IN AN EXISTING PLANNED COMMUNITY ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that this is only during the duration of the SR-92 project, maybe 2-3 years. It will provide material for the project and is only temporary.

Ed James said he is concerned with the staging and the point of access. That is a horrendous place to cross SR-92. He asked if they are showing any plans for egress and ingress.

Pete Clark, project manager for Flatiron Harper was present and stated that the main purpose for this facility is for a batch plant and lay-down yard for SR-92. The project starts at I-15 and goes past 6000 West in Highland. The canal will be enclosed at SR-92 and that will be part of this project. As far as accessing - they will be placing concrete after hours when there is minimal traffic and as far as egress and ingress - UDOT will have us have a controlled access onto the Hwy. The completion date is the end of 2011.

Lawnie Mayhew, Risk Manager for Harper Flatiron was also present as well as Shawn Walker, the field engineer.

Pete Clark said that they would start at 9:00 at night and finish the paving operations by 6:00 in the morning. He said the noise from the plant will only be the trucks and there aren't any residents within this vicinity that should be affected. There will be some traffic on Triumph Blvd and they will be connecting to city water.

Shawn Walker said that they have coordinated with Lee Barnes to do that.

Lawnie Mayhew described the batch plant operation.

Pete Clark said that there will be water on site. UDOT has a strict control on the dust – there will be more dust on the right of way than in the batch plant – the dust if any will be from the road construction.

Public Hearing closed at 9:31 p.m.

*Chris Bleak moved to approve Flatiron/ Harper Contracting's request for Conditional Use to locate a temporary concrete batch plant at Traverse Mountain located at approximately 1500 West SR-92 in an existing Planned Community zone including DRC comments and for the time period of the project only which will end about August 2011 and that they will obtain and comply with all applicable permits including the State Air Quality permits, the Dust Abatement and UDOT policies regarding traffic and access. Second by Carolyn Player. Motion carried 5-1 with Kerry Schwartz opposed.*

**4.7 GARRIN ELLIS – REQUESTS CONDITIONAL USE APPROVAL FOR A MONUMENT SIGN WITH ELECTRONIC MESSAGE DISPLAY FOR GARRIN'S AUTOMOTIVE LOCATED AT 266 EAST MAIN STREET IN AN EXISTING MIXED USE ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that the DRC comments labeled this as a permitted use. When it was submitted it was a monument sign and it was higher when submitted. They have lowered it down and there is a reader board which now puts them under the requirements for the reader board.

Discussed the lumens and whether they are in compliance with the city standard.

Garrin and Stephanie Ellis were present for the request.

Public Hearing closed at 9:42 p.m.

*Ed James moved to approve Garrin Ellis's request for Conditional Use for a monument sign with electronic message display for Garrin's Automotive located at 266 East Main Street in an existing Mixed Use zone including DRC comments and that the sign conform to City Ordinances on illumination levels and other sign regulations. Second by Chris Bleak. Motion carried unanimous.*

**4.8 MARTHA MORAN – REQUESTS CONDITIONAL USE APPROVAL FOR ACADEMY DAYCARE CENTER LOCATED AT 46 NORTH 300 WEST IN AN EXISTING MIXED USE ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that it use to be UQD and with the economy the way it is he is leasing it. He did all the improvements already. She said by State law they can have 15 children and that is what she is requesting. There is room for 7 parking stalls. There will be 3 staff members. She will place a fence on the north side of the property. DRC had a concern with storage of materials on the back by the drywall company and that is being removed.

Martha Moran was present for the request and stated that they will use the outside for the playground. It is mostly cement but we need to go by the State regulations for the play area.

Kordel Braley said that he doesn't think it is safe having the parking like that where they have to back out of the stalls. He said to only have employees park there on the drive and have the parents drop off in the front

Brad Kenison said that the motion needs to consider the parking and the flow.



Martha Moran said her hours of operation would most likely be from 6:00 am to 6:00 pm but it depends on what parents need.

Public Hearing closed at 9:51 p.m.

*Chris Bleak moved to approve Martha Moran's request for Conditional Use approval for Academy Daycare Center located at 46 North 300 West in an existing Mixed Use zone including DRC comments and specifically requiring that they go back to DRC on the parking to get approval there with the site plan as presented tonight, noting that the parking shown on the current site plan needs to be looked at for safety and the business needs and make sure she gets her licensing that is required. Second by Carolyn Player. Motion carried unanimous.*

**4.9 CODY BLACK – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR AN AUTO SALES BUSINESS IN THE CHECKER FLAG COMPLEX LOCATED AT APPROXIMATELY 1400 EAST STATE STREET IN AN EXISTING MIXED USE ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that this is in the Commercial zone so the 1 acre does not apply.

Ed James asked if we could limit the inventory and if it's enforced. He asked if they would still have enough parking if they put in 10 cars for sale.

Brad Kenison said that staff had a concern with the 5-10 cars for that area – there aren't even that many numbers of stalls.

Kordel Braley said that all those stalls are full now – so where will those cars go that are parking there now.

Christie Hutchings said that there really isn't visibility for those cars.

Discussed that we don't want to see the cars lined up along that curbing.

Brad Kenison said that office for this business would be upstairs.

Ed James said that this will really impact the parking.

Cody Black was present for the request and stated that he added 6 stalls next to the lube. He said they would be driving some of the cars for sale. He said he doesn't want a big dealership he just wants to see if it works. If it works then he'll look for a larger area but to get a dealers license you have to have an address. The cars that are parked there now are for the guy leasing that building from him – and Cody doesn't want to impact the existing businesses. He said he added 8 parking stalls so when people go through the quick lube they pull their cars over there to park until they pick them up.

Discussed the arrows and the parking – it's confusing. It's one of the DRC comments.

Public Hearing closed at 10:05 p.m.

Kordel Braley said his first concern is the parking and if most of them are being used - how do you add 6-10 more cars if the capacity isn't there. He is wondering about getting a professional opinion on the parking.

Ed James asked how Cody felt about having a traffic study done.

Cody Black said that there are about 40 cars that go through the car wash and 30-40 that go through the lube and there are approximately 8 employees for all the buildings. There are 28+ on site and we've added 8 more stalls. The front part on Main is almost always empty and the other side about half full. The back is usually not used – there are other sites that don't get used.

Discussed having a review period to see if it works.

Kerry Schwartz is concerned about the original Site Plan and that there have been modifications that have not been approved already and then adding this – the next thing we'll see is signage on the road for this car business. We are adding a lot of uses in this small area.

Discussed adding more uses to this site although it is a much improved site, there are still some issues; the site with the dumpster there, stalls, parking and traffic flow, etc. Discussed limiting it and making it a smaller operation.

Cody Black said that he will put the sign on the door of this business.

Kim Struthers said it would have to go somewhere on the building or on the office door.

Ed James moved to deny without prejudice Cody Blacks' request for Site Plan and Conditional Use approval for an auto sales business in the Checker Flag complex located at approximately 1400 East State Street in an existing Mixed Use zone for lack of information and data on adequate parking for the site. Second by Derek Byrne.

Discussed the concerns with the site – ingress, egress.

Chris Bleak said if he harms his own business then it's to his detriment – he's ok limiting it – but is concerned with denying it.

Kerry Schwartz said we need to be consistent throughout the whole community. Parking is an issue, traffic is an issue – is putting one more business here appropriate.

Chris Bleak said it is appropriate, it's a commercial zone.

Derek Byrne withdrew his second.

Ed James withdrew his motion.

*Ed James moved to table Cody Blacks' request for Site Plan and Conditional Use approval for an auto sales business in the Checker Flag complex located at approximately 1400 East State Street in an existing Mixed Use zone to give the applicant time to bring back sufficient data demonstrating adequate parking on the site. Second by Derek Byrne. Motion carried 4-2 with Chris Bleak and Kordel Braley opposed.*

Chris Bleak said that we haven't been specific with what data we are requesting and that's why he's voting no.

## CITY BUSINESS

### **5.1 MCARTHUR HOMES – REQUESTS APPROVAL OF LANDSCAPING CHANGES ON THE THANKSGIVING MEADOWS TOWNHOMES LOCATED WITHIN THE THANKSGIVING MEADOWS DEVELOPMENT IN AN EXISTING R-2 PUD ZONE.**

Discussion included under item 4.4.

Christie Hutchings said that it's just the landscaping around the buildings – they have moved the greenery out 5-10 feet.

*Chris Bleak moved to grant final approval on McArthur Homes' request for approval of landscaping changes on the Thanksgiving Meadows Townhomes located within the Thanksgiving Meadows Development in an existing R-2 PUD zone. Second by Ed James. Motion carried unanimous.*

Christie Hutchings said Stevens Henagar College wants to put a directional sign in the Discovery Office Park, he wants to be considered a location of interest so he can put an off premise directional sign there. Staff's determination is that it does not conform because it is a business. If we allow this then everyone would want to be able to do the same thing. She said that he doesn't know what the sign would look like or where he would actually put the sign.

The commission agrees with staff on this.

Kim Struthers handed out a copy of the elevation for the clubhouse for Thanksgiving Meadows. He said he just wanted to show the commission this for information purposes. Staff thinks it's quite attractive and we just wanted to make sure you had a chance to look at it.

The consensus of the commission is that they like it.

*Derek Byrne moved to extend the meeting for 5 minutes at 10:30 p.m. Second by Ed James. Motion carried unanimous.*

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE JULY 2, 2009 WORK SESSION.**

*Carolyn Player moved to approve the minutes from the July 2, 2009 Work Session. Second by Ed James. Motion carried unanimous.*

**6.2 APPROVAL OF MINUTES FROM THE JULY 9, 2009 REGULAR MEETING.**

*Carolyn Player moved to approve the minutes from the July 9, 2009 Regular Meeting. Second by Ed James. Motion carried unanimous.*

**ADJOURN**

*Carolyn Player moved to adjourn. Second by Ed James. Motion carried unanimous.*

Meeting ended at 10:33 p.m.

Date Approved\_\_\_\_\_

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_