

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2013

FINAL

Chairman Bruce Oblad called the meeting to order at 6:34 p.m. and welcomed those present.

PRESENT: Commissioner Chairman Bruce Oblad
Commissioner Robert Drinkall
Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Ryan Mumford
Commissioner Lisa Watts Baskin
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; Ali Avery, City Planner; Jim Spung, Administrative Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Jesus De La Rosa, Salt Lake Towing, LLC; Juan De La Rosa, GS Towing LLC; Alan Olson, Mountain States Trailer, Inc; Cory Bice, URS; Scott Thorson, CIR, Casey Call, Tom Stuart Construction; Steve Hansen, Big West Oil; Patrick Scott, Brighton Homes; Steve Froebe, Pamela Thompson, resident.

1. PUBLIC COMMENTS

Pamela Thompson, 320 North Orchard Dr, commented that she has deer in her yard all the time and that they are out of control. She would like a solution that she can afford and is requesting that she be able to extend her current 6' chain-link fence into an 8' chain-link fence.

Commissioner Drinkall commented in regards to the email Ms. Thompson had sent to City staff which stated that it would be a hardship for her to build another type of fence rather than extending her 6' chain-link fence. He also asked if she was opposed to the fence ordinance or if she would just like a solution to keep the deer away. Ms. Thompson responded that she is more concerned with keeping the deer off her property and that she would prefer extending her current chain-link fence as it is in good condition.

Ken Leetham reported that the current draft of the amendment to the Land Use Ordinance regarding residential fence height was not available to the public for the required 14 days so the

public hearing will be postponed until the final draft is ready and available for viewing. The Planning Commission moved this item up in the agenda to open the discussion with residents who had come for the public hearing.

2. DISCUSSION OF PROPOSED AMENDMENTS TO THE LAND USE ORDINANCE REGARDING RESIDENTIAL FENCE HEIGHT

Jim Spung reported that this request originated from residents for the purpose of raising fence heights to help prevent deer from venturing onto properties. City staff presented this to the Planning Commission, in August of this year, and were asked to revise the draft and address the 8' height and chain-link options for fencing. The Development Review Committee (DRC) discussed three options to allow the higher fencing including: to allow chain-link over 6' in height where 6' high fences are currently permitted, to allow 8' chain-link fencing where permitted, and limiting 8' chain-link fencing to larger lots. The DRC felt that 8' chain-link fencing along property lines, near sidewalks and streets give a compound-like impression and that the 8' chain-link fence should be limited to certain areas. It was proposed that chain-link fences could be placed behind primary structures instead. The two recommendations that the DRC are now proposing include: allowing chain-link fencing above 6' in height for special fences enclosing sport courts, gardens or other special facilities, and to allow 8' high fencing behind the front building line of the primary structure with pre-approved building materials, excluding 8' high chain-link fencing.

Upon review of the fencing ordinance the DRC was made aware that the current land use ordinance lacked some of the standard requirements and regulations that are found in similar type ordinances. The code was amended in a more comprehensive manner as well with eleven major changes. These eleven changes include: a current definition of fencing for the City code, clarifying which fences and walls require a building permit, clarifying the application review and permit process, re-organizing the general requirements and definitions, creating a separate section for front and rear yard regulations, creating a section addressing fencing materials and maintenance, clarifying how this proposal would affect existing fences, creating a new section for prohibited fencing types, creating a section for special fencing including sport courts and gardens, and clarifying the administrative and appeals process regarding fencing.

In residential zones, the DRC is proposing that 8' maximum fencing with the top 2' open be permitted in rear yards. The 6' maximum fence height could be solid or open on side yards. Clear-view area conditions would still remain the same and would not exceed the 3' in height regulation.

Ken Leetham asked the DRC to clarify their position on the chain-link fences and where it might be allowed. Mr. Spung responded that the City would still allow chain-link fences and would allow some 8' fences for special uses such as around a sports court or garden when located at least 5' from the property line.

Commissioner Oblad commented that Ms. Thompson could put up an 8' fence around her garden as long as it is 5' from the property line.

Commissioner Mumford asked about fencing in regards to properties with a double frontage lot and if these fencing standards only applied to residential fencing. Jim Spung responded that there are not a lot of these types of lots in the City but with the current code they could build a 6' fence along their rear property line which would create conflict and possibly restrict clear-view areas. Mr. Spung also commented that they were only addressing residential fencing at this time and any existing fence when this ordinance is passed would not be able to be enlarged, extended or replaced unless it complied with these restrictions and any non-compliant fences could only be rebuilt or reconstructed as outlined.

Commissioner Knowlton asked if restrictions based on lot size were included in this recommendation. Jim Spung responded that DRC determined that there were more large lots than originally anticipated and that the 8' fence height allowance based on larger lot size would not be feasible in those situations.

Council Member Horrocks commented that the City is proposing to allow 8' fences where they aren't currently allowed and doesn't necessarily want to set up an ordinance that will tie the City's hands in a case where common sense would prevail. He recommended some leeway to grant a variance in certain situations. Jim Spung responded that there is a section for appeal in the code and that the ordinance affects everyone in the City and would provide a benefit to more residents.

Ken Leetham commented that minor revisions need to be made and feedback received from the Planning Commission and a public hearing. Sections regarding approval and appeals on an individual basis could be included and a proposal for fence height in regards to lot size and neighborhood approval as well. There could also be consideration given to granting exceptions and clarification on rear setbacks for double frontage lots.

3. CONSIDERATION FOR A SITE PLAN FOR VALIN CORPORATION LOCATED AT 245 NORTH 700 WEST. BARRETT MORLEY – TOM STUART CONSTRUCTION, APPLICANT.

Jim Spung reported that Valin Corporation, currently operating at 801 West Robinson Drive, is proposing to construct a new 12,780 square foot building located at 245 North 700 West. This will be an office and wholesale distribution space with 42 required parking stalls, including 2 ADA stalls. The area north of the building has been striped as a no parking zone as it does not have the minimum aisle width required for parking. The landscaping on site is 12.8% which satisfies the Land Use Ordinance requirements and the grading and drainage plans were reviewed and approved by the City Engineer.

Commissioner Baskin asked if the section of property that is not usable for parking would be paved and if there are a lot of concrete buildings in the City. Jim Spung responded that it would be asphalted and that there are quite a few concrete buildings in the industrial areas of the City.

Commissioner Knowlton asked how many employees are anticipated during a peak shift. Casey Call, Tom Stuart Construction responded that there would be 18 employees at peak hours.

Council Member Horrocks moved to approve the site plan for Valin Construction located at 245 North 700 West with no conditions. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Oblad, Drinkall, Jensen, Knowlton, Mumford, Baskin and Council Member Horrocks.

4. CONSIDERATION OF A SITE PLAN FOR MOUNTAIN STATES TRAILER
LOCATED AT 54 NORTH 700 WEST. ERV & NANCY WILFERD – E&N
PROPERTIES, LLC, APPLICANTS.

Jim Spung reported that per this site plan review the applicant is proposing to expand at their current location. They occupy two of the buildings on site and are proposing to construct a 12,990 square foot addition on the northern building to accommodate business growth. Currently there are two parcels on the site that were created without City approval. The proposal meets the landscaping and parking requirements with 51 stalls with 3 ADA stalls including one van accessible ADA stall. The gravel area of the lot will be used as storage for tractor trailers and will need to be screened from view with a 6' high solid fence or wall. The DRC recommends approval with the following conditions: a lot line adjustment approved by the DRC, and one (1) van accessible ADA stall must be provided.

Alan Olson, Mountain States Trailer, commented that the lot line adjustment has already been submitted to Davis County, and is simply waiting for the signatures from Erv & Nancy Wilferd. Jim Spung recommended that the condition regarding the lot line adjustment remain in the motion, as the lot line adjustment has not been reviewed by City Staff for compliance.

Commissioner Baskin asked if the gravel areas would be just for storage and all the repair work would be done in the bays and pollutants would be contained. She also questioned if the color of the existing building would match the new building. Alan Olson confirmed that the work would be done in the building and that they would be re-painting the existing building the same color as the new addition, which will be a sand color with copper trim.

Commissioner Mumford asked how tall the building would be. Alan Olson responded that it would be 33' high.

Commissioner Knowlton asked if there would be chain-link fencing with the slats on Center Street and asked if the condition could be included to have landscaping to screen the storage area. Ali Avery responded that the applicant had mentioned that the area on 700 West and Center Street would be a display area. There will be chain-link fencing all around the property but only the storage area in the northeast corner will have slats.

Commissioner Baskin moved that the Planning Commission recommend approval of the site plan for Mountain States Trailer located at 54 North 700 West to the City Council with the following conditions:

- 1) A lot line adjustment must be approved by the DRC and recorded with Davis County prior to issuance of a building permit.**
- 2) One (1) van accessible ADA parking stall be provided for Building #2 prior to receiving a Certificate of Occupancy.**

Commissioner Oblad seconded the motion. The motion was approved by Commissioners Oblad, Drinkall, Jensen, Knowlton, Mumford, Baskin and Council Member Horrocks.

- 5. CONSIDERATION OF A SITE PLAN FOR AN OFFICE BUILDING FOR BIG WEST OIL LOCATED AT APPROXIMATELY 333 WEST CENTER STREET. STEVE HANSEN – BONNEVILLE BUILDERS, APPLICANT.**

Ali Avery reported that the applicant had proposed a new office building earlier this year but will now be moving the location to increase the distance from the blast zone on the site. This is the same building plan with a slightly larger site area which triggers the requirement for City Council approval. The building will be 29,540 square feet which requires 113 parking stalls with 5 ADA stalls on-site. The applicant is proposing 32% landscaping on-site including street trees on Center Street. The existing building on the site will be demolished and native grasses will be planted in the area. The applicant is also requesting an increase in the maximum width of the driveway directly east of the proposed building to accommodate the larger trucks driving onto

the property. The City Engineer has approved the increase in the turning radius and the DRC is recommending approval of a conditional use permit for an increase in driveway width with no conditions.

Commissioner Baskin commented that based on the rendering, the building would be all brick. Steve Hansen, Big West Oil, responded that the exterior would be a sand colored brick.

Commissioner Knowlton moved that the Planning Commission approve the conditional use permit for a 45 foot driveway width directly east of the proposed Big West Oil office building located at approximately 333 West Center Street. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Oblad, Drinkall, Jensen, Knowlton, Mumford, Baskin and Council Member Horrocks.

Commissioner Knowlton moved that the Planning Commission recommend approval of the site plan for a new office building at the Big West Oil site located at approximately 333 West Center Street to the City Council with no conditions. Commissioner Mumford seconded the motion. The motion was approved by Commissioners Oblad, Drinkall, Jensen, Knowlton, Mumford, Baskin and Council Member Horrocks.

6. CONSIDERATION OF A SITE PLAN FOR A BUILDING ADDITION AT FEDEX LOCATED AT APPROXIMATELY 720 NORTH 400 WEST. FIRYAL KASSIM – FEDEX, APPLICANT.

Ali Avery reported that the applicant is requesting a building addition on the southeast side of the current FedEx facility. The addition will be 54,500 gross square feet of warehouse and loading space. It will be a metal building with a required 4' high wainscot finish on the addition. The applicant is proposing that the wainscot finish be metal, as well, with a different decorative texture than the remainder of the building. No additional parking stalls or landscaping will be required on this phase, as that requirement has already been met for the entire site. FedEx has indicated that there are plans for the overall site expansion to occur in two phases. The DRC has requested that FedEx complete a traffic analysis to show the impact of both phases on City streets and is recommending that they be given six (6) months to complete the study.

Commissioner Mumford asked if Franklin Parkway would be continued or finished. Ali Avery responded that originally it was designed to continue on and connect with 900 North, which has since ended with a cul-de-sac. FedEx would like to develop the site area where 900 North is currently located, and may ask for a vacation of 900 North in the second phase of the project, but there are no current plans to remove Franklin Parkway.

Commissioner Mumford asked how comprehensive the traffic impact study would be. Ken Leetham responded that they have requested a projection from FedEx regarding the number of trips and distribution of trips to and from the site. The City has designed critical intersections to accommodate future growth for trucks and other vehicles but have yet to re-design the Redwood Road and Center Street intersection.

Commissioner Baskin asked how many employees and the circulation of trucks at this location. She also asked if the bottom half of the building would be metal and if it would show wear and tear from the truck traffic. Cory Bice, URS, responded that peak employees would be around 88 and that there would be 150-300 trucks daily at peak time depending on the time of year.

Commissioner Baskin asked if the wainscoting is a requirement. Ali Avery responded that when the original building was constructed it was not a requirement but that it is now a requirement for all metal buildings. The material of the wainscoting is not specified and FedEx is upgrading to the metal wainscot on the addition, but will not be required to retrofit the older part of the building.

Commissioner Mumford moved that the Planning Commission recommend approval of the site plan to the City Council for a building expansion at the FedEx Distribution center located at 720 North 400 West with the following condition:

- 1) A traffic impact analysis must be submitted prior to approval of the next phase of the FedEx expansion or by July 1, 2014 whichever occurs first.**

Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Oblad, Drinkall, Jensen, Knowlton, Mumford, Baskin and Council Member Horrocks.

- 7. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR SALT LAKE TOWING & RECOVERY, LLC LOCATED AT 735 WEST 200 NORTH. JESUS DE LA ROSA – SALT LAKE TOWING AND RECOVERY, APPLICANT.**

Jim Spung reported that conditional use permits have previously been issued for this site. This particular conditional use permit originated from a code enforcement case. The applicant is currently licensed to operate at 905 North Main Street and is proposing a tow yard inside the existing fencing at the proposed location, and anticipates 6 vehicles per business at the site. The existing storage yard and gate area is mostly gravel and dirt and the applicant will need to re-surface with either concrete or a dustless gravel. The DRC is also recommending improving the landscaping near the chain-link fencing on site.

Commissioner Oblad commented that from the photographs it appears that the area along the fencing is not being maintained. Jim Spung responded that the applicant is required to provide landscaping improvements.

Jesus De La Rosa, Salt Lake Towing, commented that they have already cleared the weeds along the fence but that there is no irrigation there. Jim Spung stated that the City has no specific landscaping requirements aside from including living material and that they could xeriscape the area.

Commissioner Jensen asked if landscaping the site would create a hardship for the applicant. Jesus De La Rosa responded that they plan to cut down the weeds and add gravel or rocks when the snow is gone. It was discussed that the landscaping must contain some living material, and could not be just gravel. Ali Avery suggested looking at the United Site Services site that was just improved down the street for a good example of xeriscaping which includes decorative rock, trees, and shrubs with low watering needs. Mr. De La Rosa mentioned that it would be difficult to include gravel in the storage area and landscaping while there is snow on the ground, and requested some additional time to complete those conditions so that he can operate his business during the winter months.

Commissioner Baskin asked who owns the property and how long Salt Lake Towing has been operating at their current location. Jesus De La Rosa responded that Interwest Metal owns the property and that they have been in business for two years at their current location.

Commissioner Mumford moved that the Planning Commission approve the conditional use permit for Salt Lake Towing & Recovery located at 735 West 200 North subject to the following conditions:

- 1) The storage and access areas must be surfaced with an asphaltic or Portland cement or other binder pavement or dustless gravel, as approved by the City Engineer, to provide a dustless surface prior to May 1, 2014.**
- 2) Salt Lake Towing & Recovery may never use any portion of the site other than the designated storage area for outdoor storage of any kind. Overnight parking of a commercial vehicle is considered storage and is only allowed in the designated storage area.**
- 3) Two (2) parking stalls must be striped on-site in compliance with City standards prior to the issuance of a business license.**

4) The applicant must obtain a sign permit from the City for any proposed signage prior to installation.

5) The landscaping in front of the storage yard fence along 200 North and 700 West must be improved by May 1, 2014 in compliance with City standards. Failure to comply with this condition will result in the revocation of this conditional use permit.

6) Salt Lake Towing & Recovery shall not operate at this location until a City Business License has been issued.

Commissioner Oblad seconded the motion. The motion was approved by Commissioners Oblad, Drinkall, Jensen, Knowlton, Mumford, and Council Member Horrocks.

Commissioner Baskin voted in opposition to the motion.

Commissioner Baskin asked the applicant how the business relationship with Interwest Metal has been so far, if the owner would help satisfy all the required conditions and expressed her concern with the number of conditions that needed to be met. Jesus De La Rosa responded that they have a good relationship with Interwest and that the previous towing company at that location had been approved.

8. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR GS TOWING, LLC LOCATED AT 735 WEST 200 NORTH. JUAN DE LA ROSA – GS TOWING, LLC, APPLICANT.

Commissioner Oblad moved that the Planning Commission approve the conditional use permit for GS Towing located at 735 West 200 North subject to the following conditions:

1) The storage and access areas must be surfaced with an asphaltic or Portland cement or other binder pavement or dustless gravel, as approved by the City Engineer, to provide a dustless surface prior to May 1, 2014.

2) GS Towing may never use any portion of the site other than the designated storage area for outdoor storage of any kind. Overnight parking of a commercial vehicle is considered storage and is only allowed in the designated storage area.

3) Two (2) parking stalls must be striped on-site in compliance with City standards prior to the issuance of a business license.

4) The applicant must obtain a sign permit from the City for any proposed signage prior to installation.

5) The landscaping in front of the storage yard fence along 200 North and 700 West must be improved by May 1, 2014 in compliance with City standards. Failure to comply with this condition will result in the revocation of this conditional use permit.

6) GS Towing shall not operate at this location until a City Business License has been issued.

Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Oblad, Drinkall, Jensen, Knowlton, Mumford, and Council Member Horrocks. Commissioner Baskin voted in opposition to the motion.

9. DISCUSSION REGARDING A GENERAL DEVELOPMENT PLAN PROPOSAL FOR GRANITE RIDGE LOCATED DIRECTLY WEST OF THE EDGEWOOD DEVELOPMENT.

Ken Leetham reported on a proposal from Brighton Homes on a unique piece of property that would be used to make buildable home sites. The main conflict of this area of the City is growing residential areas near active mining locations. Consideration needs to be made regarding the remainder of this site as to whether it will be a future residential site or if the City will allow the area to be mined. Granite Construction would like to work with Brighton Homes to prepare part of the area for homes (the north portion). Mining may occur on two sides of the subdivision in the future. City staff believes this plan (to convert the property to residential) would be a great outcome for the City, but there are some questions of compatibility with surrounding areas.

Commissioner Drinkall asked why Granite would choose to no longer mine in that area and how many years until the mining operations in the surrounding area would continue. Ken Leetham responded that perhaps they see more value in using the area as housing and that the current mining operations could continue for five more decades.

Commissioner Drinkall also asked how the drainage issues would be addressed. Paul Ottoson responded that this will be a particularly difficult issue to handle and that they would probably need an easement to tie into the storm drain system in Edgewood.

Patrick Scott, Brighton Homes, reported that they are proposing 78 lots on the site, but that number may not be feasible due to the topography of the site. The lots on the east are larger 10,000 square foot lots with the lower lots at around 6,000 square feet. Brighton Homes is fairly new to North Salt Lake but has built homes in Bountiful and other areas of Davis County.

Commissioner Drinkall asked what the price points on the smaller lots and square footage of the homes would be. Patrick Scott responded that the homes would be around \$300,000 to \$400,000 with 1,500 square feet minimum on the main level to 4,000 square feet total for a two story home. He commented that there are already homes adjacent to the SR Zone and mining area and that this would not be a new hazard in that area.

Commissioner Drinkall asked if Brighton Homes had already purchased the land from Granite Construction or when the deal would close. Patrick Scott responded that they are just in negotiations now (under contract), but as soon as the plan is approved they could break ground and have phase 1 under construction by summer of 2014.

Commissioner Horrocks asked if someone bought a lot on the west boundary line how far it would extend and if the backyards would be fenced. Mr. Scott responded that there would be a 100 foot buffer between the edge of the mining and the residential lots, and that fencing those lots would be in everyone's best interest.

Commissioner Knowlton asked if there was some assurance that the land would be stable. Paul Ottoson responded that a full geotechnical study has already been requested as part of this application, and is currently being reviewed.

Ken Leetham commented that there are trails scheduled in this area through the Edgewood Development and will connect with the Bonneville Shoreline and Eaglewood Village Trails. This area will be included in a P District process that allows special regulations including setbacks and lot size variations. This plan conforms to the steepest allowable slope of 12% grade on a city street.

Commissioner Oblad commented that the road seems very steep and curved and that snow will be a pain for residents to manage. He also said that when the mining occurs on the south end of the subdivision that the City will get complaints, regardless of whether the information is disclosed to them ahead of time.

Commissioner Drinkall asked what the two biggest complaints are that residents have near the mining areas. Ken Leetham responded that shaking and the noise were the main concerns. He commented that mining procedures have changed and that netting is better, notification is sent

out ahead of time and the blasts are smaller.

Commissioner Drinkall also asked what building standards Brighton would adhere to in regards to the minor shaking of the ground in the area. Patrick Scott responded that they will address this with Hughes but to his understanding the range of vibration is noticeable but is less than if a loaded dump truck drove by.

Ken Leetham stated that there will be disclosures given to homeowners and other strategies in place to notify property owners of what they are committing to. There will be notices in marketing materials and on the plats for the protection of the homeowners, builders and the City.

Patrick Scott commented that the mining is being compared to Stericycle in regards to residents moving in without the knowledge of the nuisance, but one item that is already in place on this site is that Granite has already recorded CC&R's on the property indicating that mining is happening adjacent to the properties and that it will be recorded on the plat.

Commissioner Baskin asked how close to build-out the City currently is and said that this is a long term issue of whether the City wants to add more homes in that area or keep the mining barrier line where it is. Ken Leetham responded that the City is approximately 85% built-out with most building projects planned already.

10. PUBLIC HEARING FOR AND CONSIDERATION OF PROPOSED AMENDMENTS TO THE LAND USE ORDINANCE REGARDING CIRCULAR DRIVEWAYS.

Jim Spung reported that the City Council has requested that the DRC review the standards for circular driveways. Currently the City code allows a circular driveway in a residential zone if there is 100 feet of frontage on the lot. This proposal allows residential lots to provide two (2) access driveways and requires a minimum of 35' between driveways. The width of the driveway would be a 15' maximum with a minimum turn radius of 15'. The area between the arc of the circular driveway and the property line would be required to be landscaped and overnight parking of recreational vehicles in the circular driveway area (in front of the home) would not be allowed.

Commissioner Knowlton asked why this code change request occurred. Council Member Horrocks responded that a homeowner in Eaglepointe applied for a variance to the Hearing Officer who had to deny the variance due to the Code requirements.

Jim Spung commented that City staff is proposing that the diagram of maximum and minimum limits be adopted to show the allowable limits and design standards. They are also

proposing to add sections to mitigate hazards and clear view issues and to make sure the recreational vehicles are not stored in the circular driveways overnight.

Commissioner Oblad opened the public comment at 9:39 p.m. There were no comments, and he closed the hearing at 9:39 p.m.

Commissioner Knowlton asked if there was a minimum lot width. Jim Spung responded that the minimum would be established by the dimensions and would possibly be around 70' feet minimum for this type of driveway.

Commissioner Mumford moved that the Planning Commission recommend approval of the proposed amendments to the Land Use Ordinance related to circular driveways. Council Member Horrocks seconded the motion.

Commissioner Mumford asked if as long as nothing of substance is changed then the language to the amendment could be improved by City Staff and presented to the City Council.

The motion was approved by Commissioner Mumford. Commissioners Drinkall, Baskin, Jensen, Knowlton and Council Member Horrocks voted in opposition to the motion. The motion died.

Commissioner Knowlton commented that the proposal would allow a large amount of driveway at the frontage and asked if it should be tied in to a minimum lot width standard or percentage to reduce the amount of pavement at the frontage of a lot. This would be in regards to linear frontage of the percentage of the width of the lot.

Commissioner Baskin moved to table the ordinance and bring it back with changes including the technical language and illustration to the next Planning Commission meeting. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Oblad, Drinkall, Jensen, Knowlton, Mumford, Baskin, and Council Member Horrocks.

11. APPROVAL OF MINUTES

The Planning Commission meeting minutes of November 12, 2013 were reviewed and amended.

Council Member Horrocks moved to approve the November 12, 2013 Planning Commission minutes as amended. Commissioner Oblad seconded the motion. The motion

was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.

12. ADJOURN

Chairman Oblad adjourned the meeting at 9:52 p.m.

Chairman

Secretary