PRESIDING: Nike Peterson Chair

PRESENT: Kathryn Murray Commissioner
Timothy Roper Commissioner
Robert Allen Commissioner
Michael Millard Commissioner
Amy Mabey Commissioner
Michael Britton Alternate Commissioner
Brady Jugler Alternate Commissioner
Steve Parkinson Alternate Commissioner

ABSENT: Robert Browning Commissioner
Michael LeBaron Council Liaison

STAFF PRESENT: Brian Brower City Attorney
JJ Allen Assistant City Manager
Scott Hess Development Services Manager
Christine Horrocks Building Permits Specialist

VISITORS: John Hansen, Brad Lasater, Con Wilcox, Nick Mingo

Pledge of Allegiance was led by Chair Peterson

APPROVAL OF MINUTES FROM DECEMBER 3, 2014 PLANNING COMMISSION MEETING

Commissioner Allen moved to approve the minutes of the December 3, 2014 Planning Commission meeting as presented. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard and Mabey. Voting NO: None. Commissioner Parkinson abstained from the vote because he was not on the dais for the December 3, 2014 meeting.

ELECTION OF CHAIR AND VICE CHAIR FOR 2015

Commissioner Allen moved to hold the election at the end of the meeting to prioritize the agenda items. The motion failed for lack of a second.

Brian Brower stated the Clearfield City Planning Commission Rules and Regulations stated that to serve as chair the commissioner needed to have served on the Planning Commission for one year. He said the only two commissioners with more than one year service were Commissioners Roper and Peterson. He said any regular commissioner could serve in the Vice Chair position.

Commissioner Allen nominated Commissioner Peterson for Chair. Seconded by
Commissioner Roper. There were no further nominations. Commissioner Allen moved to close the nominations. Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.

Commissioner Peterson was elected Chair upon the following vote: Voting AYE for Commissioner Peterson: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.

Commissioner Millard nominated Commissioner Roper. Seconded by Commissioner Mabey. Commissioner Peterson nominated Commissioner Murray. Seconded by Commissioner Allen. There were no further nominations. Commissioner Allen moved to close the nominations. Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.

Commissioner Roper was elected Vice Chair upon the following vote: Voting for Commissioner Roper: Commissioners Mabey, Millard, Roper, Murray and Parkinson. Voting for Commissioner Murray: Commissioners Peterson and Allen.

DISCUSSION ON GPA 1501-0003 AND RZN 1501-0003, REQUESTS BY JOHN HANSEN ON BEHALF OF THOMAS ROSENBERG. FOR AN AMENDMENT TO THE GENERAL PLAN MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FOR A PORTION OF THE PROPERTY LOCATED AT 938 SOUTH 2000 EAST (TIN:09-302-0008) FROM MIXED-USE TO RESIDENTIAL, THE GENERAL PLAN AMENDMENT HAS BEEN REQUESTED FOR THE WESTERN 5.517 ACRES OF THE PROPERTY AS WELL AS A REZONE FROM C-2(COMMERCIAL) TO R-2(MULTI-FAMILY RESIDENTIAL)

Scott Hess said the property at 938 South 2000 East was currently designated in the General Plan map as mixed use. He said the proposed amendment to its land use designation was for the western 5.517 acres to be designated as residential. Mr. Hess stated if the General Plan was amended the request included a proposed rezone for the specified portion of the property from C-2 (Commercial) to R-2 (Residential).

Mr. Hess said the preliminary site plan showed 34 individual units in a twin home development with one tri-plex and one single unit. He said because the proposed General Plan amendment and the rezone were discretionary items, recommendation from staff was that the items would be contingent upon the site plan being in substantial conformance with the preliminary plan shown and full execution and recording of a development agreement against the property. Mr. Hess said conditions could be placed on the commercial portion of the property if the Planning Commission desired. He said staff recommended approval as proposed as long as the rezone was in substantial conformance with the site plan as shown.

PUBLIC HEARING FOR GPA 1501-0003, A REQUEST BY JOHN HANSEN ON BEHALF
OF THOMAS ROSENBERG, FOR AN AMENDMENT TO THE GENERAL PLAN MAP LAND USE DESIGNATION FOR A PORTION OF THE PROPERTY LOCATED AT 938 SOUTH 2000 EAST (TIN:09-302-0008) FROM MIXED-USE TO RESIDENTIAL. THE GENERAL PLAN AMENDMENT HAS BEEN REQUESTED FOR THE WESTERN 5.517 ACRES OF THE PROPERTY CURRENTLY ZONED C-2 (COMMERCIAL)

Chair Peterson declared the public hearing open at 7:16 p.m.

PUBLIC COMMENT:
None

Commissioner Roper moved to close the public hearing at 7:17 p.m. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.


Chair Peterson declared the public hearing open at 7:18 p.m.

PUBLIC COMMENT:
None

Commissioner Allen moved to close the public hearing at 7:19 p.m. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.

RECOMMENDATION FOR GPA 1501-0003, A REQUEST BY JOHN HANSEN ON BEHALF OF THOMAS ROSENBERG, FOR AN AMENDMENT TO THE GENERAL PLAN MAP FUTURE LAND USE DESIGNATION FOR A PORTION OF THE PROPERTY LOCATED AT 938 SOUTH 2000 EAST (TIN:09-302-0008) FROM MIXED-USE TO RESIDENTIAL

Commissioner Parkinson asked if the road shown on the site plan was a private or public road. Scott Hess said the road was public with a cul-de-sac bulb and was designed with the possibility of connecting to an existing private road to the west. He said the General Plan showed an east/west transportation corridor in the area. He said there was also a transportation easement on the property along the south line that would be vacated during the plat process. Commissioner Parkinson was concerned with the setbacks. Mr. Hess said the setbacks in the R-2 zone were 20 and 25 feet but could be amended by development agreement. He said the parking lot on the adjacent property to the west was designed so a future road right of way could go through the parking without destroying the parking lot. Commissioner Allen asked about the retention pond.
Mr. Hess said that information would be included with the preliminary plat but there was not enough information at this time because the City had not yet received engineered plans.

Scott Hess said there were recommended changes to the motion for the General Plan amendment. He recommended adding, “and conditioned upon: 1) the site plan being in substantial conformance with the site plan as presented and 2) the approval, full execution and recording of a development agreement against the property.”

For clarification Mr. Hess explained to the commissioners that the General Plan amendment was to change the designation of the western 5.517 acres from mixed use to residential and a specific zone would not be discussed at this time.

John Hansen, applicant, said he was ready to start the project and the approval would allow them to start.

Commissioner Murray moved to recommend to the City Council approval as conditioned, GPA 1501-0003, a request by John Hansen on behalf of Thomas Rosenberg, for amendment to the General Plan map to change the future land use designation for the western 5.517 acres of property located at 938 South 2000 East from Mixed-Use to Residential, based on the discussion and findings in the staff report and conditioned upon: 1) the site plan being in substantial conformance with the site plan as presented and 2) the approval, full execution and recording of a development agreement against the property. Seconded by Commissioner Mabey. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.

RECOMMENDATION FOR RZN 1501-0003, A REQUEST BY JOHN HANSEN ON BEHALF OF THOMAS ROSENBERG, FOR THE REZONE OF A PORTION OF THE PROPERTY LOCATED AT 938 SOUTH 2000 EAST (TIN:09-302-0008) FROM C-2 (COMMERCIAL) TO R-2 (MULTI-FAMILY RESIDENTIAL)

Scott Hess explained the rezone of a portion of the property to R-2 would allow higher density and a different type of development. He said staff recommended approval upon condition of the site plan being in substantial conformance with what was presented. He said if the commissioners desired to have the buildings front the street then wording could be added to the rezone approval.

Commissioner Parkinson asked if the east portion of the parcel was not being rezoned. Brian Brower said currently there was only one parcel. He said the rezone was for a portion of the parcel and a rezone was discretionary. Mr. Brower said recommendation to the City Council could be based on the commercial development on the east portion of the parcel. He said the Planning Commission could place conditions upon the commercial development in the C-2 area of the parcel as part of the recommendation of rezone to R-2.

Commissioner Parkinson expressed concerns with split zoning on the parcel and didn’t want too many conditions on the rezone. He agreed the commercial buildings should front the street. Mr. Brower said the details would be handled in the development agreement.
Commissioner Allen asked Mr. Hansen if it was his intent to develop the property as shown. Mr. Hansen said absolutely. He said the building would be at the street with parking in the rear. Commissioner Millard asked when construction would start on the commercial building. Mr. Hansen said he needed to have approximately 4,000 square feet committed before the commercial building would be built. He said construction would begin immediately on the residential homes and the commercial would be built as the market dictates. He said it would be a great improvement to the area.

Commissioner Murray said the current proposal was for twin homes and asked if an apartment complex could be built. Mr. Hess said yes, unless the rezone approval was conditioned upon the project being in substantial conformance with the preliminary plan proposed. He said the rezone should be tied to an understanding of what would be the final project.

Chair Peterson said staff recommended conditions as part of the rezone approval. After discussion it was determined that approval would be conditioned upon: 1) substantial conformance with the attached preliminary site plan with the exception of the two commercial buildings fronting 2000 East with the parking in the rear of the buildings and 2) the approval, full execution and recording of a development agreement against the property. Brian Brower said until the development agreement was executed the rezone would not take effect.

Commissioner Millard moved to recommend to the City Council approval as conditioned, RZN 1501-0003, a request by John Hansen, on behalf of Thomas Rosenberg, for rezone from C-2 (Commercial) to R-2 (Multi-family Residential), for the western 5.517 acres of the property located at 938 South 2000 East (TIN: 09-302-0008), based on the discussion and findings in the staff report and conditioned upon 1) substantial conformance with the attached preliminary site plan with the exception of the two commercial buildings fronting 2000 East with the parking in the rear of the buildings and 2) the approval, full execution and recording of a development agreement against the property. Commissioner Allen asked if the development agreement included the commercial buildings. Mr. Hess stated the development agreement would include the entire project, but the rezone was only for the western 5.517 acres of the property. Mr. Brower said the condition could be made more clear by stating “…a development agreement against the entire parcel as it was now configured.” Commissioner Allen moved to recommend a substitute motion to recommend to the City Council approval as conditioned, RZN 1501-0003, a request by John Hansen, on behalf of Thomas Rosenberg, for rezone from C-2 (Commercial) to R-2 (Multi-family Residential), for the western 5.517 acres of the property located at 938 South 2000 East (TIN: 09-302-0008), based on the discussion and findings in the staff report and conditioned upon 1) substantial conformance with the attached preliminary site plan with the exception of the two commercial buildings fronting 2000 East with the parking in the rear of the buildings and 2) the approval, full execution and recording of a development agreement against the entire parcel as it is now configured. Seconded by Commissioner Millard. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.

DISCUSSION ON PSP 1501-0005 AND FSP 1501-0005, A REQUEST FOR PRELIMINARY...
AND FINAL SUBDIVISION PLAT FOR A TWO LOT SUBDIVISION LOCATED AT 1039 WEST AND 1045 WEST 700 SOUTH (TIN: 12-051-0056, 12-051-0057)

Scott Hess said the request was a substitute submission for the road dedication plat discussed at the last meeting. He said the two lots were shown on a subdivision plat with road dedication, public utility easements, and improvement drawings. He said the subdivision plat represented the best option at this time to clean up illegally subdivided lots and staff recommended approval as shown.

Nick Mingo, Ivory Development, said he didn’t have anything to add to Mr. Hess’ comments and asked if the commissioners had any questions.

PUBLIC HEARING FOR PSP 1501-0005, A REQUEST BY NICK MINGO ON BEHALF OF IVORY HOMES, FOR PRELIMINARY SUBDIVISION PLAT FOR A TWO LOT SUBDIVISION LOCATED AT 1039 WEST AND 1045 WEST 700 SOUTH (TIN:12-051-0056, 12-051-0057)

Chair Peterson declared the public hearing open at 7:54 p.m.

PUBLIC COMMENT:
None

Commissioner Parkinson moved to close the public hearing at 7:55 p.m. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.

Chair Peterson declared the public hearing open at 7:56 p.m.

PUBLIC COMMENT:
None

Commissioner Mabey moved to close the public hearing at 7:57 p.m. Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.

APPROVAL OF PSP 1501-0005, A REQUEST BY NICK MINGO ON BEHALF OF IVORY HOMES, FOR PRELIMINARY SUBDIVISION PLAT FOR A TWO LOT SUBDIVISION LOCATED AT 1039 WEST AND 1045 WEST 700 SOUTH (TIN:12-051-0056, 12-051-0057)

Commissioner Millard moved to approve as conditioned, PSP 1501-0005, a request by Nick Mingo on behalf of Ivory Homes, for preliminary subdivision plat for a two lot subdivision located at 1039 West and 1045 West 700 South (TIN: 12-051-0056, 12-051-0057) based on the discussion and findings in the staff report and with the following conditions:
1) The applicant shall correct the Plat to include all red-lines from Planning, Engineering, and Public Works Departments, including but not limited to necessary easements, addresses, and other call-outs as required.

2) Pursuant to the Subdivision Ordinance § 12-4-5, an estimate of public improvements (as outlined in City Code § 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to installing improvements in the public right-of-way. An escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any certificates of occupancy.

3) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

4) Approval of the two-lot plat is subject to the condition that developers of both lots shall be completing and constructing the required improvements associated with properties along the frontage of both parcels (12-051-0056 and 12-051-0057) as required through the subdivision process. This includes installation of sidewalk, curb, and gutter to the satisfaction of the City Engineer and Public Works Director.

5) Ivory Homes shall install sidewalk, curb, and gutter improvements on the “gap” property located on approximately 36 feet on the west side of the lot owned by Aether, LLC.

Seconded by Commissioner Mabey. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.

RECOMMENDATION FOR FSP 1501-0005, A REQUEST BY NICK MINGO ON BEHALF OF IVORY HOMES, FOR FINAL SUBDIVISION PLAT FOR A TWO LOT SUBDIVISION LOCATED AT 1039 WEST AND 1045 WEST 700 SOUTH (TIN:12-051-0056, 12-051-0057)

Commissioner Murray moved to recommend to the City Council approval as conditioned, of FSP 1501-0005, a request by Nick Mingo on behalf of Ivory Homes, for final subdivision plat for a two lot subdivision located at 1039 West and 1045 West 700 South (TIN: 12-051-0056, 12-051-0057), based on the discussion and findings in the staff report and with the following conditions:

1) The applicant shall correct the Plat to include all red-lines from Planning, Engineering, and Public Works Departments, including but not limited to necessary easements, addresses, and other call-outs as required.

2) Pursuant to the Subdivision Ordinance § 12-4-5, an estimate of public improvements (as outlined in City Code § 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to installing improvements in the public right-of-way. An escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any certificates of occupancy.
3) The applicant shall provide proof of having obtained and of having maintained, as
may be periodically requested by the City, all applicable local, state, and federal
permits.
4) Approval of this two-lot plat is subject to the condition that developers of both lots
shall be completing and constructing the required improvements associated with
properties along the frontage of both parcels (12-051-0056 and 12-051-0057) as
required through the subdivision process. This includes installation of sidewalk,
curb, and gutter to the satisfaction of the City Engineer and Public Works
Director.
5) Ivory Homes shall install sidewalk, curb, and gutter improvements on the “gap”
property located on approximately 36 feet on the west side of the lot owned by
Aether, LLC.

Seconded by Commissioner Parkinson. The motion carried on the following vote: Voting
AYE: Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO:
None.

PUBLIC HEARING ON ZTA 1501-0004, C-1 COMMERCIAL ZONE AMENDMENTS TO
CREATE STANDARDS FOR LIMITED DISTRIBUTION AND LIGHT MANUFACTURING
USES IN AREAS ZONED C-2 THAT ARE NOT LOCATED DIRECTLY ON A MAJOR
TRANSPORTATION CORRIDOR IN THE CITY. THIS ZONING TEXT AMENDMENT
WOULD BE AFFECTIVE ACROSS ALL C-2 ZONED AREAS OF CLEARFIELD CITY

Scott Hess said the zoning text amendment created new definitions and identified where in the
City Code the definitions would go. He reviewed the definitions for Distribution, Limited and
Manufacturing, Light. Mr. Hess said the new uses would be a conditional use in the C-2 zone and
there would supplementary regulations in Chapter 13 of Title 11 of the Clearfield City Code. The
uses would not be allowed on parcels that had visible frontage on the main transportation
corridors. Mr. Hess said he wasn’t set on the 10,000 square feet limitation for buildings. He said
a significant amount of manufacturing and distribution could be done in a 10,000 square foot
building. He said limiting the size of the building didn’t limit the number of trucks. Mr. Hess said
the commissioners should discuss the 10,000 square feet limitation as well as any part of the
definition.

Chair Peterson declared the public hearing open at 8:02 p.m.

PUBLIC COMMENT:
Con Wilcox, Clearfield, gave a handout to the commissioners. He thanked staff, the Planning
Commission and the City Council for addressing the zoning text amendment. He said there
needed to be flexibility. He understood the concern of the City in regard to the size of the
building but said 18,000 to 20,000 square foot buildings would be better.

Commissioner Allen moved to close the public hearing at 8:07 p.m. Seconded by
Commissioner Roper. The motion carried on the following vote: Voting AYE:
Commissioners Murray, Roper, Allen, Millard, Mabey and Parkinson. Voting NO: None.
RECOMMENDATION ON ZTA 1501-0004, C-1 COMMERCIAL ZONE AMENDMENTS TO CREATE STANDARDS FOR LIMITED DISTRIBUTION AND LIGHT MANUFACTURING USES IN AREAS ZONED C-2 THAT ARE NOT LOCATED DIRECTLY ON A MAJOR TRANSPORTATION CORRIDOR IN THE CITY.

Commissioner Allen was concerned that the location of the limited distribution and light manufacturing would be in close proximity to residential areas. Mr. Hess said the building would be at the back of a parcel and would not have frontage on the main streets. He gave some examples of properties where the use could be located. He said the use could only go in property zoned C-2 and would likely have fewer impacts than some permitted uses in the C-2 zone. Mr. Hess said it would work for parcels without good exposure. He said parcels with frontage had a higher and better use.

Commissioner Parkinson liked that a Conditional Use Permit (CUP) was required with the use and said the parcel size would limit the size of the building. Mr. Hess said the proposal was enabling a new land use and there would be consequences but the CUP would allow some control versus a permitted use. Commissioner Allen asked if there were other streets that would allow the new use. Mr. Hess said there would be a map designating the areas not allowed.

Chair Peterson asked for discussion on the allowed square footage of the buildings. Commissioner Parkinson recommended the removal of the size of the building and then let the market and parcel determine size. Commissioner Murray asked if the height could be limited. Mr. Hess stated that the C-2 zone had height requirements listed. Commissioner Allen said there should be a limit to size of the building. Commissioner Parkinson asked Mr. Wilcox if a 30,000 square foot building was adequate. Mr. Wilcox introduced Brad Lasater who stated no one was currently looking at the Wilcox property but requested the allowed building size be larger than the proposed 10,000 square feet. His opinion was that the market could support buildings up to 30,000 square feet.

Commissioner Murray said lot size limited the building size because of the parking and landscaping requirements. She said the height was limited to 35 feet. Mr. Lasater said most warehouses would not be two stories and pallet stacking determined the height of the building and most operations didn’t stack over 24 feet, which would require a 30-foot high building. Chair Peterson recommended the ordinance include a maximum building size. Commissioner Millard liked some restriction to the building size. Commissioner Mabey asked if staff discussed other square footage amounts. Mr. Hess said the point of reference was the new Pawn Depot building. Commissioner Mabey asked if staff was comfortable with allowing a 30,000 square foot building. Mr. Hess said staff was comfortable with the size the Planning Commission accepted. He said a request for a large manufacturing building could possibly be submitted to be built of low grade materials and City Code §11.18, Design Standards, could be deviated from. Mr. Lasater said any building he would submit would be of high quality. Mr. Wilcox endorsed and appreciated the restrictions so new buildings would be compatible with existing businesses. He didn’t want just a metal building.

Brian Brower said it was important with the Zoning Text Amendment to remember the
amendment would affect all C-2 properties in the City. He said once property was zoned C-2 the owner was entitled to build whatever conformed to the City Code. He said the applicant was entitled and could be held to what City Code stated. Mr. Brower said if there were concerns with building materials and standards, they should be included in the ordinance.

Chair Peterson said from discussion she agreed the commissioners wanted the building to be limited but would allow more than 10,000 square feet. Commissioner Parkinson said the definition and the CUP were enforceable and said 10,000 square feet was too small. He said market would determine the size of the building. Chair Peterson polled the commissioners and it was agreed it was acceptable to state that the building was not to exceed 30,000 square feet and that the building would be subject to Chapter 18 – Design Standards.

Commissioner Allen asked if the C-2 zone required retail space. Mr. Hess told him offices were also allowed in a C-2 zone. Commissioner Millard stated that retail needed frontage and the use did not give retail frontage.

Commissioner Murray moved to recommend to the City Council approval of ZTA 1501-0004, C-2 Commercial Zone amendments to create standards for limited distribution and light manufacturing uses in areas zoned C-2 that are not located directly on a major transportation corridor in the City as follows:

11-3-3 Definitions:
Distribution, Limited: A building or structure, or portion thereof, in which goods, raw materials or commodities are stored, sold wholesale, or shipped to consumers and business within a single structure less than 30,000 square feet in size on one parcel of land.
Manufacturing, Light: The assembling, altering, converting, fabricating, finishing, processing, or treatment of a product, where all processes take place wholly within a single enclosed building of less than 30,000 square feet in size in one parcel of land, and the use does not create, produce, or result in external noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, or radiation.

11-11B-3 C-2 Conditional Uses: (Add the uses below to C-2 CUP, subject to the Supplemental Regulations)
Distribution, Limited (subject to Supplementary Regulations in Chapter 13 and Design Standards in Chapter 18 of this Title)
Manufacturing, Light (subject to Supplementary Regulations in Chapter 13 and Design Standards in Chapter 18 of this Title)

11-13-32 Light Manufacturing and Limited Distribution Uses:
- Neither Light Manufacturing nor Limited Distribution Uses will be allowed on parcels which have frontage on, are adjacent to, or have direct unobscured visibility from main transportation corridors in the City including: State Street, Main Street, 800 North, 300 North, 200 South, S-R 193, 700 South, 1700 South, South Main Street, 1000 West, 1000 East, 1500 East, 2000 East, or Depot Street (and potentially others – Reference official map to be held in the Community Development Department).
- Structures housing the Light Manufacturing or Limited Distribution uses must be less than 30,000 square feet in size, and the use must be completely contained within a single enclosed structure on one parcel of land (no multiple parcels or structures for these light/limited uses).

Seconded by Commissioner Mabey. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Millard, Mabey and Parkinson. Voting NO: Commissioner Allen.

Commissioner Allen said he voted against proposed amendments to the ordinance because it was closing down retail in the C-2 zone.

STAFF REPORTS

Scott Hess said the General Plan would be reviewed section by section at future meetings.

Commissioner Jugler arrived at 8:46 p.m.

Mr. Hess asked the commissioners if 6:00 p.m. would be acceptable for starting the Planning Commission meetings. After discussion it was determined that 7:00 p.m. was best. He said there were two administrative site plan reviews. One was a small addition to a building for Lifetime Products on 5th & G Street in Freeport Center. The other was a continuation of a previously approved site plan in Legend Hills. Mr. Hess said there were no concerns with either project.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Mabey – Nothing

Commissioner Millard – Nothing

Commissioner Roper – Nothing

Councilmember LeBaron – Nothing

Commissioner Murray – Congratulations to Chair Peterson on her re-election to Chair and Commissioner Roper to Vice-Chair.

Commissioner Allen – Congratulations to Chair and Vice Chair. He said recommendation of approval to the City Council for a Zoning Text Amendment was given at the meeting and asked how the General Plan would be affected by the change. Scott Hess said the General Plan would be reviewed to identify areas that could accept multi-family, transportation plan and bike and walking trails. He said he wanted the General Plan kept approachable.

Commissioner Parkinson – Nothing

Chair Peterson – Thanked the commissioners for confidence in her for one more year.
There being no further business to come before the Planning Commission, Commissioner Murray moved to adjourn at 8:56 p.m. Seconded by Commissioner Millard.