The Pledge of Allegiance was led by Chair Roper.

**APPROVAL OF MINUTES FROM APRIL 6, 2016 PLANNING COMMISSION MEETING**

Commissioner Murray moved to approve the minutes of the April 6, 2016 Planning Commission meeting as presented. Seconded by Commissioner Mabey. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Mabey, Millard and Murray. Commissioner Parkinson did not vote.

**PUBLIC HEARING ON CUP 1602-0005, A REQUEST BY SHIEKH AHMED TO AMEND A PREVIOUSLY APPROVED CUP FOR A VEHICLE SALES LOT IN A C-2 ZONE AND ALLOW FOR ADDITIONAL RETAIL USES ON THE PROPERTY, LOCATED AT 245 NORTH MAIN (TIN: 12-020-0012). THE PROPERTY IS APPROXIMATELY 0.302 ACRES**

Chair Roper declared the public hearing open at 7:05 p.m.

There were no public comments.
Commissioner Mabey moved to close the public hearing at 7:06 p.m. Seconded by Commissioner Millard. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Mabey, Millard, Murray and Parkinson. Voting NO: None.

PUBLIC HEARING ON GPA 1604-0001, A REQUEST BY WAYNE BELLEAU, FOR AN AMENDMENT TO THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION ON A PORTION OF PROPERTY FROM COMMERCIAL TO RESIDENTIAL. THE PROPOSAL WOULD INCLUDE AN APPROXIMATE 7.50 ACRE PORTION OF TWO PARCELS TOTALING 30.78 ACRES. THIS AMENDMENT WOULD BE EFFECTIVE WITHIN THE GENERAL PLAN, A DOCUMENT GUIDING THE DEVELOPMENT OF CLEARFIELD CITY AS A WHOLE

Chair Roper declared the public hearing open at 7:07 p.m.

There were no public comments.

Commissioner Mabey moved to close the public hearing at 7:08 p.m. Seconded by Commissioner Millard. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Mabey, Millard, Murray and Parkinson. Voting NO: None.

PUBLIC HEARING ON PSP 1604-0002, A REQUEST BY CLEARFIELD CITY FOR PRELIMINARY SUBDIVISION PLAT APPROVAL FOR THE DEPOT STREET DEDICATION PLAT IN THE VICINITY OF 450 EAST 700 SOUTH

Chair Roper declared the public hearing open at 7:09 p.m.

PUBLIC COMMENT

Dan Gunderson owned the property at 340 East 700 South and asked how it would affect his family farm. Spencer Brimley said the proposal for the road dedication plat cleaned up a dedication that should have taken place with the widening of 700 South/SR 193. He said the road must be dedicated for the development of the property at the south end of the street. Mr. Brimley told Mr. Gunderson there would not be an impact to his property. Mr. Gunderson said it was difficult to make a left turn from Depot Street onto 700 South. Mr. Brimley said because 700 South was a UDOT road, installation of a traffic light would be determined by UDOT. He said Depot Street would eventually connect to Clearfield Station.

Commissioner Millard moved to close the public hearing at 7:11 p.m. Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Mabey, Millard, Murray and Parkinson. Voting NO: None.
DISCUSSION ON CUP 1602-0005, A REQUEST BY SHIEKH AHMED TO AMEND A PREVIOUSLY APPROVED CUP FOR A VEHICLE SALES LOT IN A C-2 ZONE AND ALLOW FOR ADDITIONAL RETAIL USES ON THE PROPERTY, LOCATED AT 245 NORTH MAIN (TIN: 12-020-0012). THE PROPERTY IS APPROXIMATELY 0.302 ACRES

Spencer Brimley, Development Services Manager, said Mr. Ahmed received approval for a Conditional Use Permit for a vehicle sales lot at 245 North Main Street in August 2015. He said condition of approval number six stated, “Any other businesses proposed to be located on the same site, prior to obtaining a business license, will require review and approval by the Planning Commission. Additional parking requirements necessary for additional businesses might require amending this Conditional Use Permit and any other conditions deemed appropriate to mitigate additional impacts on surrounding properties.” Mr. Brimley said there was an oversight in December of 2015 when a business license was issued for shoe sales without approval from the Planning Commission. Mr. Brimley said in March, Mr. Ahmed requested an additional retail business within the building and at that time he was told approval was needed from the Planning Commission.

Mr. Brimley said one of the concerns discussed with Mr. Ahmed was parking. He said there were four parking stalls on the north side of the building that should be removed. Also the size of parking stalls in the rear did not currently meet City standards. He said parking stalls must meet the 9 X 20 requirements and parking in the rear must also have a 24 foot access so parking in the rear might need to be parallel.

Mr. Brimley reviewed the site layout with the commissioners. He said a dumpster was needed with the retail businesses. Mr. Brimley said a condition of approval was to have landscaping provided in the existing planter box. Mr. Brimley said the parking requirements were figured with two retail businesses plus the car sales on the site. He said it was proposed to reduce the number of cars on the lot for sale from fifteen to five. Mr. Brimley said the original approval was for car sales, but now most of the building was used for shoe sales. He said the shoe sales business was operated by Mr. Ahmed’s cousin.

Shiekh Ahmed, applicant, said he purchased the property because it was adjacent to his church. He said the only businesses in the building were shoe sales that his cousin operated and car sales. Mr. Ahmed said most of the car sales were online and he averaged two cars per month. He said the access door would be moved. Mr. Ahmed said he would change the parking stalls and do whatever was requested to be compliant with the City requirements.

Commissioner Mabey asked where the dumpster would be located. Mr. Brimley said it was staff’s opinion that a few parking stalls could be eliminated and a screened dumpster placed in the rear. He said the dumpster on the church property could not be used. Mr. Brimley said the dumpster was a condition of approval and the notice of determination would include the requirement for the dumpster.
Commissioner Murray asked where the new door would be located. Mr. Ahmed said the new door would be further north on the east side of the building. Commissioner Murray asked if the dumpster could be placed adjacent to the building. Commissioner Parkinson said the concern with a dumpster placed by the building was if there was enough distance to back out of the parking stalls. He suggested that the dumpster be placed in the southwest corner of the lot for convenience in dumping. Commissioner Murray asked about the parking stalls required on the lot. Mr. Brimley said the parking requirement was eight stalls and there were six in front and with angled or parallel stalls in the rear of the building the parking requirements could be met. Commissioner Murray asked if the parking stalls on the north side of the building would be eliminated. Mr. Brimley said they would and he noted that Mr. Ahmed had done a lot to improve the site. Commissioner Murray agreed that the area was better.

APPROVAL OF CUP 1602-0005, A REQUEST BY SHIEKH AHMED TO AMEND A PREVIOUSLY APPROVED CUP FOR A VEHICLE SALES LOT IN A C-2 ZONE AND ALLOW FOR ADDITIONAL RETAIL USES ON THE PROPERTY, LOCATED AT 245 NORTH MAIN (TIN: 12-020-0012). THE PROPERTY IS APPROXIMATELY 0.302 ACRES

Commissioner Mabey moved to approve as conditioned CUP 1602-0005, a request by Shiekh Ahmed to amend a previously approved CUP for a vehicle sales lot in a C-2 zone and allow for one additional retail use of shoe sales on the property, located at 245 North Main (TIN: 12-020-0012), based on the findings and discussion in the Staff Report with the following conditions:

1) This Conditional Use Permit would amend the previously permitted CUP for motor vehicle sales, located at 245 North Main Street and add retail shoe sales to the site.

2) No more than five (5) cars for sale shall be kept on site at any one time. The entire inventory must be able to be parked on site and cannot overflow onto adjacent roads. The site shall not have double parked vehicles and shall maintain adequate circulation flow at all times. Off-site parking for the purposes of inventory shall be prohibited.

3) No auto repair is to be conducted on site, nor may vehicles needing repair reside on the lot.

4) Parking on the north of the building shall be removed to allow site circulation and to avoid damage to the public curb, gutter and sidewalk. Applicant will provide appropriately scaled stalls for all vehicles for sale and customer parking as required in City Code § 11-14-2(B), as amended in July 2015.

5) Commercial waste services are required. A garbage dumpster must be provided and screened as required by Clearfield City Code § 11-18-4(C)2.

6) CUP approval is subject to North Davis Fire District review and approval.

7) Any other businesses proposed to be located on the same site, prior to obtaining a business license, will require review and approval by the Planning Commission. Additional parking requirements necessary for additional businesses may require amending this Conditional Use Permit and any other conditions deemed appropriate to mitigate additional impacts on surrounding properties.
8) Applicant will provide landscaping in the existing planter as required in City Code § 11-13-23.

9) Signs are not included as part of this approval. Proposed signage must meet Title 11, Chapter 15 Sign Regulations of the Clearfield City Code. Separate review and approval will be required for any and all signs.

10) Approval is subject to obtaining any necessary permits or approvals including but not limited to approvals of permits from UDOT (Utah Department of Transportation).

11) 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.

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

DISCUSSION ON FSP 1601-0001, A REQUEST BY HEATHER OVIATT, ON BEHALF OF TOM STUART CONSTRUCTION, FOR A THREE-LOT SUBDIVISION TO BE KNOWN AS THE TAI PAN SUBDIVISION. THE SITE IS LOCATED AT APPROXIMATELY 1400 EAST 700 SOUTH (TIN: 09-020-0035). THE PROPERTY IS IN THE C-2 (COMMERCIAL) ZONING DISTRICT, AND IS APPROXIMATELY 8.847 ACRES IN SIZE

Spencer Brimley said the subdivision was discussed at the March 2, 2016 meeting. He said the proposal added two lots to the current Tai Pan location at 1400 East and 700 South. Mr. Brimley said preliminary subdivision approval was received and the issues with storm water and easements were resolved. He said the applicant was unable to attend the meeting.

RECOMMENDATION OF FSP 1601-0001, A REQUEST BY HEATHER OVIATT, ON BEHALF OF TOM STUART CONSTRUCTION, FOR A THREE-LOT SUBDIVISION TO BE KNOWN AS THE TAI PAN SUBDIVISION. THE SITE IS LOCATED AT APPROXIMATELY 1400 EAST 700 SOUTH (TIN: 09-020-0035). THE PROPERTY IS IN THE C-2 (COMMERCIAL) ZONING DISTRICT, AND IS APPROXIMATELY 8.847 ACRES IN SIZE.

Commissioner Uccardi moved to recommend to the City Council approval as conditioned of FSP 1601-0001, a request by Heather Oviatt, on behalf of Tom Stuart Construction, for a three-lot subdivision to be known as the Tai Pan Subdivision. The site is located at approximately 1400 East 700 South (TIN: 09-020-0035), based on the discussion and findings in the Staff Report 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 and shall adequately address the comments of all reviewers (e.g. Planning, the City Engineer, Public Works, North Davis Fire District, etc.) to their satisfaction.

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 obtaining building permits.
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.

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

DISCUSSION ON GPA 1604-0001, A REQUEST BY WAYNE BELLEAU, FOR AN AMENDMENT TO THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION ON A PORTION OF PROPERTY FROM COMMERCIAL TO RESIDENTIAL. THE PROPOSAL WOULD INCLUDE AN APPROXIMATE 7.50 ACRE PORTION OF TWO PARCELS TOTALING 30.78 ACRES. THIS AMENDMENT WOULD BE EFFECTIVE WITHIN THE GENERAL PLAN, A DOCUMENT GUIDING THE DEVELOPMENT OF CLEARFIELD CITY AS A WHOLE

Spencer Brimley said the developer of Legend Hills Commercial Subdivision, Wayne Belleau, requested approximately 7.5 acres be changed on the General Land Use Map in the General Plan from commercial to residential. He said the property had been marketed for several years. Mr. Brimley stated currently Clearfield City had six percent of land use in commercial. He said there were also a high number of rental units within the City and residential use was highly concentrated within the City. Mr. Brimley said as staff reviewed the information it recognized that the change in the General Plan would not be consistent with the current General Plan. He said the applicant was of the opinion that the request was a benefit to the City and that the highest and best use for the property was residential. Mr. Brimley said the opinion of staff was that because the rest of the property was undeveloped it was difficult to state what the highest and best use was for the property. He said staff recommended denial of the amendment and requested additional evidence to support the change.

Commissioner Millard asked if the developer had considered buildings with commercial on the bottom with residential above.

Mr. Brimley stated the property had been marketed for 15 years; however, with the increased number of multi-family residential units in the City it was staff’s opinion it was not consistent with the direction City Council had provided in the past.

Wayne Belleau with Manor House Development and Gary Wright with Wright Development Group were available to answer questions from the commissioners.

Mr. Belleau said there were 79 acres zoned commercial in the development and 30 acres were developed with office and retail. He had approached several big box retailers to locate on the property. He said it was his opinion that the triangular piece of property was a difficult piece of property to develop. Mr. Belleau said the parcel was surrounded by apartment complexes and had no access. He preferred the property be developed as commercial, but his opinion was the highest and best use for the parcel was residential. Mr. Belleau said he wanted all the housetops he could get to help attract new commercial tenants.
Gary Wright explained some of the requirements to get big box commercial development which included the number of housetops in a one mile radius and a three mile radius, traffic count and access. He requested that the General Plan land use designation of the 7.5 acre parcel be changed to residential so the property could be zoned R-3 and then 100 to 140 additional housetops could be added to the area. Mr. Wright said the big box development might not come to the Legend Hills development without additional housetops.

Mr. Wright was with Ivory Homes for 30 years and he said that commercial development followed housetops. It was his opinion that additional housetops would help obtain a retail commercial grocer. Mr. Wright said a low use commercial user could be brought in but it wouldn’t be what the City wanted. He said as an investor he didn’t want to hold the property for prime commercial users unless he had help to make it happen.

Commissioner Mabey asked if there had been any consideration given for single family homes in the area. Mr. Wright said the property was too valuable and there was a need for a larger number of housetops.

Commissioner Parkinson said when he worked for Clinton City he worked with Mr. Wright and when Mr. Wright walked into the office at Roy City, Commissioner Parkinson said was excited. He said Mr. Wright had a good reputation. Commissioner Parkinson said he understood staff’s concern without a market study. He didn’t see the difficulty of changing the 7.5 acres from commercial to residential. He was in favor of changing the General Plan to allow the 7.5 acres be developed as multi-family.

Commissioner Millard said he wanted to know more about the numbers and how many more rooftops were needed. Mr. Wright said Costco pulled housetop numbers for six miles and the development wouldn’t make the final decision whether Costco located there and for Smith’s it was different than Costco. Commissioner Millard said it would take more than one apartment complex to get a big box store and the developers were saying that if the apartment complex was built a big box store would come. Mr. Wright said he didn’t want to represent that if the apartment complex was built then Costco would come.

Mr. Brimley said if the property was changed in the General Plan and rezoned to R-3 the most units allowed on the site would be 120 units. He said there were other residential properties in the area.

Mr. Wright said the 7.5 acres parcel had no traffic, no visibility, and no exposure and was not viable commercial property. Mr. Belleau said the goal of the change was to get more housetops to help support the big box.

Commissioner Uccardi said Clearfield City needed more retail and sales tax dollars. He said if the parcel was sacrificed to get more housetops for a major retailer it would help put Clearfield on the map. His opinion was that the lot could be utilized to get a major retailer.

Commissioner Mabey said she appreciated the thoughtfulness of the developers. She was
uncomfortable with adding more multi-family and if there was more research she welcomed the developers return with additional information but at that point she recommended denial.

Commissioner Millard said it would be different if a big box store had committed to build if the apartment complex were built, but there was nothing stated that would help future development in Clearfield City. He said there wasn’t enough evidence that the apartments would show the development would do anything for Clearfield. Mr. Belleau asked Commissioner Millard what he proposed to do with the parcel. Commissioner Millard said it was a big gamble and preferred the lot to remain commercial for now.

Commissioner Murray stated Clearfield City was 45 percent rental property and the proposed development appeared to be rental. She had been in Clearfield long enough to know promises were not always fulfilled. She said it would be nice to say, if you could bring in a development we would change the parcel to allow housetops but she didn’t feel comfortable enough to allow the change.

Chair Roper said there had been other circumstances in the City where development was promised and as a citizen it was difficult to see little revenue in the City when commercial was needed. He would not recommend approval to the City Council.

Commissioner Parkinson was in favor of the change, he said if the change was not allowed the property would remain vacant. He said the developers said it would help bring commercial and his opinion was anything was better than nothing and there was currently a proposal for something.

Mr. Wright said he and Mr. Belleau wanted the property to develop. He said Legend Hills was the finest commercial office park in Davis County. Mr. Wright said they could be patient only so long. He said as developers they had said no to a Junior High charter school and an amusement park, but couldn’t continue to hold the property with no movement toward development. Mr. Wright said if the apartments couldn’t be built it might force the sale of the property for something that could be approved in its current zone but might not be a high class commercial project.

Mr. Brimley said the information provided by the developers was very helpful and informative. He said there were other uses in the C-2 zone that were not exactly what the City wanted for the area. Mr. Brimley wanted to make sure the City was comfortable to move forward. Commissioners Parkinson and Uccardi expressed a level of comfort and were confident the developers would do what they said to obtain residential and also have good commercial. Mr. Brimley said the developers made the point that more housetops were needed. Commissioner Millard said if there was a commercial business contingent upon the residential development he would be more likely to approve the change, but there was nothing solid.

Mr. Brimley said the developers’ point was they couldn’t give solid commitment until there was more commitment on the northern piece. He asked what type of evidence the commissioners would like to see. Commissioner Mabey said more formal studies to back up the declarations. Mr.
Brimley asked what type of study would be beneficial. Commissioner Mabey said more clarity on the number of units that would merit a larger user on the site. Commissioner Millard said there were a lot of variables but nothing solid.

JJ Allen, Assistant City Manager, said Zions Bank completed a market study as part of the downtown area plan and the findings, which included the Legend Hills area, recognized that sooner or later Legend Hills would be developed. He said the curse of the State Street and Main Street corridor was the cost of redevelopment. He said the Legend Hills piece didn’t have obstacles other than land use regulation. Mr. Allen said there was validity to the developer stating that rooftops mattered however, sooner or later the property would be developed.

Mr. Brimley said staff would articulate the reasons why the recommendation was made. He said the viability from the developers’ perspective was high because the developers established the lack of usability, in their eyes, for commercial development on the site. He said if the Planning Commission had a different opinion, a different recommendation could be made to City Council.

RECOMMENDATION OF GPA 1604-0001, A REQUEST BY WAYNE BELLEAU, FOR AN AMENDMENT TO THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION ON A PORTION OF PROPERTY FROM COMMERCIAL TO RESIDENTIAL. THE PROPOSAL WOULD INCLUDE AN APPROXIMATE 7.50 ACRE PORTION OF TWO PARCELS TOTALING 30.78 ACRES. THIS AMENDMENT WOULD BE EFFECTIVE WITHIN THE GENERAL PLAN, A DOCUMENT GUIDING THE DEVELOPMENT OF CLEARFIELD CITY AS A WHOLE

Commissioner Millard moved to recommend to the City Council denial of GPA 1604-0001, a request by Wayne Belleau for an amendment to the Future Land Use Map of the General Plan to change the land use designation on a portion of property from commercial to residential, based on the discussion and findings in the Staff Report. Seconded by Commissioner Murray. The motion FAILED on the following vote: Voting AYE: Commissioners Millard and Murray. Voting NO: Commissioners Uccardi, Mabey, Parkinson.

Commissioner Parkinson moved to recommend to the City Council approval of GPA 1604-0001, a request by Wayne Belleau for an amendment to the Future Land Use Map of the General Plan to change the land use designation on a portion of property from commercial to residential, based on the discussion and findings in the Staff Report. Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Mabey and Parkinson. Voting NO: Commissioners Millard and Murray.

Commissioner Mabey said she wanted to see development on the property that would bring commercial to the area.

DISCUSSION ON PSP 1604-0002, A REQUEST BY CLEARFIELD CITY FOR
PRELIMINARY SUBDIVISION PLAT APPROVAL FOR THE DEPOT STREET DEDICATION PLAT IN THE VICINITY OF 450 EAST 700 SOUTH

Spencer Brimley said the proposal was for the dedication of Depot Street. He explained with the widening of SR 193 UDOT agreed to dedicate the area as a right-of-way for the roadway that existed on the site. Mr. Brimley said the property needed to be dedicated as a street/right-of-way to provide access to the West Square development. He stated that when the plat for West Square was taken to be recorded, Davis County noted that there wasn’t a legal access to the subdivision. Mr. Brimley said the proposal cleaned up an issue that allowed for legal access. He said staff recommended approval of the preliminary subdivision plat and recommendation of approval to the City Council for the final subdivision plat. He said there were no conditions and it did not create additional impacts on any surrounding properties. He reiterated the street dedication just formalized the access.

APPROVAL OF PSP 1604-0002, A REQUEST BY CLEARFIELD CITY FOR PRELIMINARY SUBDIVISION PLAT APPROVAL FOR THE DEPOT STREET DEDICATION PLAT IN THE VICINITY OF 450 EAST 700 SOUTH

Commissioner Murray moved to approve the preliminary subdivision plat for PSP 1604-0002, a request by Clearfield City for the Depot Street Dedication Plat in the vicinity of 450 East 700 South, based on the discussion and findings provided in the Staff Report. Seconded by Commissioner Parkinson. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Mabey, Millard, Murray and Parkinson. Voting NO: None.

RECOMMENDATION OF FSP 1604-0002, A REQUEST BY CLEARFIELD CITY FOR FINAL PLAT APPROVAL FOR THE DEPOT STREET DEDICATION PLAT IN THE VICINITY OF 450 EAST 700 SOUTH

Commissioner Parkinson moved to recommend to the City Council approval of FSP 1604-0002, a request by Clearfield City for the Depot Street Dedication Plat in the vicinity of 450 East 700 South, based on the discussion and findings provided in the Staff Report. Seconded by Commissioner Mabey. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Mabey, Millard, Murray and Parkinson. Voting NO: None.
DISCUSSION ON THE GENERAL PLAN UPDATE

Spencer Brimley said the City was currently updating the General Plan. He said it included evaluating land uses and zonings, looking at the entire General Plan and the small area plans. Mr. Brimley said the City Council recently held three open house meetings at Holt, Antelope and Wasatch Elementary Schools. He reviewed some comments from each meeting. Mr. Brimley said the goal was to have the General Plan ready for review in September or October with a final draft plan ready for consideration by October or November with final adoption by the end of 2016. He said May 17, 2016 a joint work meeting would be held with the City Council at 6:00 p.m.

STAFF REPORTS

Mr. Brimley asked if the commissioners would like to take the binder home for reference, it would make them more accessible so the commissioners were more familiar with the ordinances. It was determined the commissioners would take the binders home and bring them back each meeting.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Parkinson – Thanked staff for all that was done. He would be impressed if the General Plan was done by November because it was a difficult process and a big project.

Commissioner Murray – Nothing

Commissioner Millard – Said the developer said they had held on to the property for ten years and while that seemed like a long time, in reality Clearfield would be around for a long time. He said with almost 50 percent of the City’s uses in rental property each plan was an exception to the rule that was being discussed. He said emotion could not play into the decision. He added there wasn’t a lot of area to play with and the City needed to hold out to get the best possible development. He said the City should stick to the long term plan.

Commissioner Mabey – Nothing

Commissioner Uccardi – Said he felt fully emerged in the deep end after the meeting.

Commissioner Roper – Thanked commissioners for their service and arriving at the meeting on time. He asked the commissioners to please communicate with him if they were unable to attend.

There being no further business to come before the Planning Commission, Commissioner Millard moved to adjourn at 8:48 P.M. Seconded by Commissioner Uccardi.