

LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES

APRIL 12, 2016

MEMBERS PRESENT: Dawn Fitzpatrick, Brett Nilsson, Dave Weaver, Wynn Hansen, Daniela Harding, Robert Van Drunen, and Tricia Pilny

MEMBERS ABSENT: Brian Bodily

OTHERS PRESENT: Staff: Bill Wright, Peter Matson, Christy Wixom, Kem Weaver, and Nicholas Mills

City Council Members: Bruce Davis and Joy Petro

Project updates: Madam Chair Fitzpatrick announced that Randy Pulham has resigned. Commissioner Pilny said she would have to recuse herself in the regular meeting when Auto Zone is being discussed due to conflict of interest.

PUBLIC REVIEW

PUBLIC HEARING

1. 193 ASSOCIATES/ANDERSON HOLDINGS GENERAL PLAN AMENDMENT, REZONE AND DEVELOPMENT AGREEMENT

This 31.45 acre property is located at approximately 1374 East 3100 North. The property is zoned and identified on the General Plan Map for BR-P (Business and Research Park). The proposal is to amend the General Plan to low density residential and rezone 11.85 acres to R-1-8 (Single Family Residential), 12.86 acres to R-1-6 (Single Family Residential) and leave 6.74 acres remaining in BR-P (Business and Research Park). The applicant is Anderson Holdings LLC, representing the owner of the property, 193 Associates, LLC.

Mr. Matson stated this agenda item needs to be tabled to a date certain of April 26, 2016 due to a noticing issue. Mr. Matson said he met with the developer to review the Development Agreement and based on that discussion he made changes to two sections. Mr. Matson added more detail to Section 4.5 under street improvements regarding the extension of Church Street. The second change was in Section 4.7 regarding secondary water, the second sentence in the paragraph will be stricken because we now know that secondary service will likely come from the north but will be determined by Weber Basin when they do a full analysis of their service area for the property. Mr. Matson gave a brief summary on some background information and staff review.

Commissioner Van Drunen asked if there will be secondary water at the time the houses are being built. Mr. Matson said yes.

Commissioner Van Drunen asked how the developer did the survey of the neighboring residents. Mr. Matson said he was not sure.

Mr. Matson said on page three of the staff report the number of lots is incorrect. The correct number of lots is 35 in the R-1-8 and 58 lots in the R-1-6.

Commissioner Van Drunen asked if Mr. Green and the Church have signed off on the plan. Mr. Matson said the agreement puts the requirement on the owner to coordinate and provide that Street connection and get the right-of-way from Mr. Green and the LDS Church. Commissioner Van Drunen asked what happens if they say no. Mr. Matson said if they say no then project will not be able to continue but felt confident they could work out an agreement. The two main issues are the utilities and how they want to start phasing the development.

Commissioner Harding asked if the developer was planning on mass grading or phase grading. Mr. Wright said the developer will probably mass grade.

Madam Chair Fitzpatrick asked if a Geotechnical study will be required. Mr. Matson said yes.

Commissioner Nilsson said there has to be a good reason to change the master plan. Why would we change the zoning and not go back to original plan. Mr. Matson said this area was originally recommended to be zoned B-RP. At that time, the owner, 193 Associates became involved in the project. A year or two later part of the ownership group changed, but 193 Associates is still the owner. The original plan for a school is no longer viable.

Mr. Wright went over the East Gate Master Plan.

Commissioner Weaver asked if the topography north of this property will preclude any large manufacturing facilities. Mr. Wright said no, the further north you go the flatter it is.

Commissioner Weaver asked if there was going to be adequate road access. Mr. Wright said yes.

Commissioner Weaver asked if 1700 East will be an arterial road. Mr. Wright said yes.

Commissioner Pilny asked if there was a written agreement between the LDS Church and Mr. Green. Mr. Matson said they do not have a written agreement as of yet but they feel confident they will be able to work something out to where all parties can agree.

Madam Chair Fitzpatrick said she had some concerns. She stated that she had never heard of 193 Associates/Anderson Holdings. Mr. Wright stated that Anderson Holdings was a large development company and Michael Hutchins, the owner, is a former State of Utah Judge. Commissioner Fitzpatrick stated they are registered as a Foreign LLC and wanted to know why they are not registered as a Domestic LLC. Mr. Wright said they are a major development company located in Utah. Madam Chair Fitzpatrick said on the State of Utah website there is several Anderson Holdings and some are Domestic LLC and some are Foreign LLC. She asked if we need to clarify which Anderson Holdings we are dealing with? Commissioner Van Drunen asked why this was relevant. Madam Chair Fitzpatrick said her concern is if the company is a Foreign LLC and not from this area, how serious are they going to be regarding this development.

Commissioner Harding said there has been concern from residents about the smell coming from the landfill and was wondering if there were concerns adding more residents.

Commissioner Hansen said he thinks the visibility to a Business Park is not an issue. He asked why there was not a better balance between the R-1-6, R-1-8 and B-RP. Mr. Wright explained the zoning in each area and stated that Staff has no concerns with the different zones.

Commissioner Harding asked why they will not do just one zoning. Mr. Wright said there is a tremendous amount of infrastructure that needs a variety of land uses. Mr. Matson said the developers want a variety of lot sizes.

PUBLIC REVIEW

2. WILLOW TREE SUBDIVISION – PRELIMINARY PLAT

This 17.10 acre property is located at approximately 650 West Weaver Lane in an R-1-8 (Single Family Residential) zoning district. The applicant, Castle Creek Homes is represented by Bryce Thurgood and is proposing 48 single family lots.

Mr. Weaver said the Parks and Recreation Department has been working with UTA to create the trailhead at the end of Weaver Lane which will be a great amenity for the area.

Madam Chair Fitzpatrick asked when 425 South would connect with the subdivision. Mr. Wright said there was no date set as to when 425 South would connect to the subdivision but they would need plat approval before starting any eminent domain process to connect the Street.

3. AUTO ZONE - CONDITIONAL USE

This property is located at 1240 East Highway 193 in a CP-1 (Planned Neighborhood Commercial) zoning district. The applicant, David Bentley is representing Auto Zone.

Madam Chair Fitzpatrick asked for an explanation on the definition between maintenance and auto repairs. Mr. Bentley said minor things can be done in the parking lot as a courtesy to the customer and the more detailed maintenance such as oil changes will need to be done off site. Mr. Matson said we have used the same wording with conditional use permits in the past and there has never been an issue.



Christy Wixom, Planning Commission Secretary

(Please see other side)

Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a Planning Commission meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the subject, the matter may, upon request, be placed on a future City Council agenda for further discussion.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for the group.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you.

LAYTON CITY PLANNING COMMISSION MEETING MINUTES
APRIL 12, 2016

MEMBERS PRESENT: Dawn Fitzpatrick, Tricia Pilny, Dave Weaver, Daniela Harding and Brett Nilsson, Wynn Hansen, and Robert Van Drunen

MEMBERS ABSENT: Brian Bodily

OTHERS PRESENT: Staff: Peter Matson, Kem Weaver, Nicholas Mills, Bill Wright and Christy Wixom

City Council Members: Bruce Davis and Joy Petro

Madam Chair Fitzpatrick called the meeting to order at 7:04 p.m.

The Pledge of Allegiance was recited and an invocation was given by Commissioner Nilsson.

APPROVAL OF MINUTES: Commissioner Weaver made a motion to approve the minutes as written for February 23, 2016, March 8, 2016, and March 22, 2016. Commissioner Hansen seconded the motion. All in favor. Voting was unanimous.

Madam Chair Fitzpatrick asked for a motion to open public hearing. Commissioner Van Drunen motioned to open public hearing and Commissioner Pilny seconded the motion. All in favor. Voting was unanimous.

PUBLIC HEARING

1. 193 ASSOCIATES/ANDERSON HOLDINGS GENERAL PLAN AMENDMENT, REZONE AND DEVELOPMENT AGREEMENT

This 31.45 acre property is located at approximately 1374 East 3100 North. This property is zoned and identified on the General Plan Map for BR-P (Business and Research Park). The proposal is to amend the General Plan to low density residential and rezone 11.85 acres to R-1-8 (Single Family Residential), 12.86 acres to R-1-6 (Single Family Residential) and leave 6.74 acres remaining in BR-P (Business and Research Park). The applicant is Anderson Holdings LLC, representing the owner of the property, 193 Associates, LLC.

Mr. Matson said this item will be tabled to a date certain of April 26, 2016 due to a technical noticing issue. There are three items for the Planning Commission to review. The first item, Resolution 16-24, approving a development agreement associated with a general plan amendment and a rezone request. The proposal is to rezone 11.85 acres of the property to R-1-8 and 12.86 acres to R-1-6. The remaining 6.74 acres on the eastern portion of the site will remain in the B-RP zone. A General Plan amendment from "*Business-Research Park*" to "*Low Density Residential at 3-6 units per acre*" is requested for the 24.71 acres proposed for residential zoning. The remaining 6.74 acres of B-RP zoning on the east portion of the site will retain its "*Business-Research Park*" designation in the General Plan.

The rezone has frontage on North Hills drive (3100 North) and is situated such that Church Street will extend through the eastern portion of the rezone area. The General Plan amendment and rezone area is east of Sun Hills Golf Course and is surrounded by unincorporated county to the north, B-RP zoning to the east, A, CP-1 and R-M1 zoning to the south, and R-1-6 zoning to the west. The East Gate Business Park Illustrative Master Plan illustrates the extension of Church Street through the rezone area with business park and related uses lining Church Street and the west side of 1700 East. The plan also shows a residential area east of the extension of 1700 East, and the plan shows the western portion of the subject property as open space. Wasatch Integrated Waste Management District (Wasatch Integrated) now owns the property labeled for residential development on the east side of 1700 East. Wasatch Integrated purchased this property to create a buffer area between the land fill and surrounding residential.

The property was originally zoned B-RP in 2007 when 193 Associates had plans to develop a therapeutic boarding school. Shortly after the zoning was changed to B-RP, 193 Associates decided to no longer pursue development of the boarding school. The applicant indicates that the owner, 193 Associates, LLC, has tried for years to develop the property under the current B-RP zoning designation and has found it challenging because the property lacks proper exposure from major streets such as Highway 193 and 1700 East.

Anderson Development originally submitted application for residential zoning in July of 2015. Since that time, the applicant has worked to formulate an approach to zoning the property that provides a reasonable transition from the residential subdivisions to the west and the B-RP zoning to the east. Prior to submitting rezone application, the applicant surveyed residents from the subdivisions located west of the rezone area (East Ridge Estates, North Hills Estates, and Sun Hills Park subdivisions) regarding potential residential development on the subject property. Feedback from these residents was positive regarding residential development on the western portion of the site. They felt that any B-RP development should be on the eastern portion to coordinate with the B-RP zoning oriented to 1700 East. Residents also expressed support for the notion of a continuous street connection from North Hills Drive (3100 North) to 1700 East to provide access from the neighborhoods to Mountain View Elementary School. As it presently stands, students attending Mountain View Elementary that live in the neighborhoods west of the rezone area are forced to travel south to Highway 193 and then east on Highway 193 to the elementary school. Because of topography, it is not likely that large business or manufacturing buildings are feasible for the west portion of the subject property.

The Development Agreement outlines the various requirements and provisions for culinary water, sanitary sewer, storm drain and land drain throughout the rezone area. Culinary water, sanitary sewer, and storm drain service for the rezone area will require connections and/or extension of lines from North Hills Drive (3100 North) and from Church Street. In addition to the extension of the storm drain line in North Hills Drive (3100 North), the property owner is responsible to construct their proportionate share of a storm drain detention basin located west of the rezone area. Development of the rezone area will require full street improvements on the North Hills Drive frontage of the rezone area.

The attached concept plan for the rezone area indicates the plan to develop approximately 35 lots in the R-1-8 zone on 11.85 acres located on the western and southern portions of the property as indicated in yellow directly north of the Weber Basin storage pond and tank. The sketch plan also indicates the applicant's desire to develop approximately 58 lots in the R-1-6 zone. The R-1-6-zoned area occupies 12.86 acres on the northern portion of the rezone area. Allowing residential development on the western portion of the 193 Associates property allows the applicant the opportunity to develop the less visible portion of the property while at the same time facilitating important street extensions and connections on the remaining B-RP zoned portion of the property.

The plan indicates that 6.74 acres are to remain in the B-RP zoning district on the southeast portion of the site where the Church Street extension is proposed. This remaining B-RP area is designed to accommodate street connections and extensions for a coordinated business park with the properties to the east that front on 1700 East. Keeping this portion of the 193 Associates property in the B-RP zone allows these critical street extensions and connections to take place, which are important to the overall goals of the East Gate Business Park Plan.

Culinary water service for the Subject Area will require water line connections and extensions from Church Street for the B-RP portion of the Subject Area and from 3100 North for the R-1-6 and R-1-8 portion (residential portion) of the Subject Area. Development of the B-RP portion of the Subject Area will require the extension, construction and installation of a 16-inch water line in Church Street through and to the north boundary of the Subject Area. Development of the residential portion of the Subject Area will require the off-site extension, construction and installation of a 10-inch water line in 3100 North from the intersection of 3100 North and 1250 East to the western boundary of the Subject Area.

Sanitary sewer service for the Subject Area will require sewer line connections and extensions from Church Street for the B-RP portion of the Subject Area and from 3100 North for the residential portion of the Subject Area. Development of the B-RP portion of the Subject Area will require the extension, construction and installation of the 8-inch sewer line in Church Street through the Subject Area. Development of the residential portion of the Subject Area will require the off-site extension, construction and installation of an 8-inch sewer line in 3100 North from the intersection of 3100 North and 1175 East to the western boundary of the Subject Area. The Subject Area is included in the Greyhawk sanitary sewer payback area. Storm Drain service for the Subject Area will require storm drain line connections and extensions from Church Street for the B-RP portion of the Subject Area and from 3100 North for the residential portion of the Subject Area.

Development of the B-RP portion of the Subject Area requires the extension, construction and installation of the 21-inch storm drain line in Church Street. More specifically, this storm drain line is designed to service the southeastern portion of the Subject Area. Development of the residential portion of the Subject Area requires the acquisition of offsite property located on the west side of North Hills Drive, and the construction and installation of the offsite detention basin including inlet and outlet structures, excavation of the proportional share of the detention basin and required piping. This project is included in the Storm Drain Impact Fee Facilities Plan and is eligible for a Storm Drain Impact Fee credit. The residential portion of the Subject Area, more specifically a portion of parcel 09-119-0011, is included in the Church Street

storm drain payback area. Development of the Subject Area will require specific public street improvements of North Hills Drive (3100 North), the extension of Church Street and provisions for appropriate east/west street connections through the Subject Area. North Hills Drive (3100 North) street improvements are required on the frontage of the Subject Area including installation of curb and gutter, sidewalk and widening of asphalt to meet City standards. The Subject Area is within the Weber Basin Water Conservancy District (Weber Basin) service area for secondary water. Staff is recommending that the Planning Commission table this item to a date certain of April 26, 2016.

Madam Chair Fitzpatrick asked who owned the land where the detention Basin will go. Mr. Matson said the owner of the Sun Hills Golf Course owns the land. Madam Chair Fitzpatrick asked if there was an agreement signed to do the detention basin in that area. Mr. Matson said not at this time but they are working on it.

Madam Chair Fitzpatrick asked what the difference was in units per acre in the R-1-8 and R-1-6 zone. Mr. Matson said on flat lands the R-1-8 is between 3 and 3.5 units to the acre and R-1-6 is 3.5 to 4.5 units to the acre.

Commissioner Harding asked if this falls under the sensitive land ordinance. Mr. Matson said it does not have overlapping constraints that would kick us into that process automatically.

Commissioner Harding asked as a Commission if they can recommend a geotech on site. Mr. Matson said it depends on what recommendations come from the geotechnical report.

Madam Chair Fitzpatrick asked Mr. Anderson if he spoke with Mr. Green and the LDS Church regarding accessing the round-a-bout. Ryan Anderson, Anderson Development said he has had discussions with both Mr. Green and the LDS Church and it looks positive. If all else fails with the Church then they will push the east west road down more onto the Green's property and trade him the right-of-way for some Business Park land.

Commissioner Nilsson said he just wants to make sure the developer is aware of all the conditions and requirements in the Development Agreement. Mr. Anderson said he has been very sensitive to the costs and has taken all items in the Development Agreement into consideration.

Madam Chair Fitzpatrick asked Mr. Anderson if he had a copy of the changes of the Development Agreement. Mr. Anderson said yes.

Commissioner Weaver asked Mr. Anderson how he communicated with the surrounding property owners. Mr. Anderson said whenever they are working on a development they always like to find out the concerns of the residents. They knocked on 50 of the residents doors and out of the 50 residents 24 were not home. However, 20 of the residents that they talked to signed the initial concept plan in favor of this development and one resident was opposed. One of the bigger concerns for the residents was access to the elementary school and their only other complaint was the trash trucks. Only one resident opposed the petition and it was because he likes the open space.

Commissioner Harding asked Mr. Anderson if he was planning on mass grading or phase grading. Mr. Anderson said that will be determined when they receive the geotechnical report.

Commissioner Hansen asked Mr. Anderson what his commitment was to preserve at an absolute minimum of 6.74 acres for the Business Research Park area. Mr. Anderson said staff has been very adamant that they want to keep that area as a business park use. The developer is looking for a user for this area based on the commitment to the Staff is to keep that area as a Business Research Park.

Commissioner Hansen said in the R-1-8 zone there are three lots at the south western corner. Is the middle lot to be a flag lot? Mr. Matson said it is a flag lot.

Commissioner Hansen made a motion to table this item to a date certain of April 26, 2016. Commissioner Van Drunen seconded the motion. All in favor. Voting was unanimous.

Commissioner Nilsson made a motion to close public hearing portion of the meeting and open public review. Commissioner Van Drunen seconded the motion. All in favor. Voting was unanimous.

PUBLIC REVIEW

2. WILLOW TREE SUBDIVISION – PRELIMINARY PLAT

This 17.10 acre property is located at approximately 650 West Weaver Lane in an R-1-8 (Single Family Residential) zoning district. The applicant, Castle Creek Homes is represented by Bryce Thurgood and is proposing 48 single family lots.

Mr. Weaver said on October 15, 2015, the City Council approved the rezone from A to R-1-8 of approximately 17.10 acres north of Weaver Lane at approximately 650 West. The applicant, Castle Creek Homes, is requesting preliminary plat approval for the Willow Tree Subdivision. The subdivision is surrounded by Agricultural zoning to the north and east, R-1-8 zoning to the west and south, and R-1-10 zoning to the east.

The preliminary plat will consist of 48 lots on 17.10 acres with a density of 2.8 units per acre. The main access for the subdivision is from Weaver Lane. There are two other connections made with the stubbed streets in the Brookhurst Subdivision to the east. The connection to 350 South will be immediate with the development of the subdivision. The connection to 425 South will be in the future once the City has acquired the holding strip through the eminent domain process for the use as a public street.

A 50-foot wide Jordan Valley Water Conservancy easement will be located on the rear of the lots that back onto the UTA/D&RG trail. As approved by the City Engineer, a detention basin will be located within the 50-foot easement on Lots 13 through 17. The buildable area on these lots will abut the 50-foot easement. It has not been determined if accessory structures can be placed within the 50-foot easement.

The City's Park and Recreation Department has been working with Castle Creek Homes and UTA to establish a trail head at the end of Weaver Lane and adjacent to the UTA/D&RG Trail. The

trail head will provide 5 parking spaces and easy access to the trail. UTA has approved the location and design of the trailhead area. The City is working through some minor details concerning the City's license agreement with UTA to officially make this an access point.

All lots meet the R-1-8 requirements for frontage and area.

Staff recommends the Planning Commission approve the preliminary plat for the Willow Tree Subdivision subject to meeting all Staff requirements as outlined in Staff memorandums to the developer.

Commissioner Hansen asked if there was an agreement in place regarding where the detention basin will be placed. Bryce Thurgood, Perry Utah, said yes there is an agreement and Jordan Valley did not have a problem with where the detention basin will be placed. Mr. Thurgood said they are waiting to record and they will buy the easement at that time. Mr. Thurgood will forward a copy of the agreement to the City.

Commissioner VanDrunen asked Mr. Thurgood if he has bought the property off of 350 South. Mr. Thurgood said they worked out a deal last fall with both property owners to buy those strip at 350 South.

Madam Chair Fitzpatrick asked if there was pipe already in the ground where the easement will be. Mr. Thurgood said this pipe installation will be approximately 30 years in the future. Mr. Thurgood said it will be written on the plat what the requirements will be.

Madam Chair Fitzpatrick asked who was going to be responsible for the maintenance on the five lots where the detention basin will be. Mr. Thurgood said possibly the individual lot owners but was not positive on that fact.

Commissioner Weaver asked if the one property owner that has the meter outlet of that entire detention basin will be responsible for keeping it clean and debris free. Mr. Thurgood said yes but they will receive a discounted price on the lot.

Madam Chair Fitzpatrick asked Mr. Thurgood if they were going to do traditional landscaping. Mr. Thurgood said they will do whatever the City requires.

Commissioner Weaver asked Mr. Mills if it will be the City's responsibility to maintain the meter outlet. Mr. Mill said typically if it's below grade then the City's usually takes responsibility however, he is not for sure on this one.

Commissioner Hansen asked if this item will come back to Planning Commission. Mr. Weaver said yes, for final plat approval. Commissioner Hansen asked Mr. Weaver to make sure at final plat that he has the agreement and that all questions regarding the detention basin are answered. Mr. Weaver said yes.

Glen Perkins, Layton, said he was not aware of a parking area for a trail head and is concerned that this will make the area trashier. Madam Chair Fitzpatrick said there is an advantage of having the parking area because the City will be more involved in the maintenance of the area.

Madam Chair Fitzpatrick suggested that he call Parks and Recreation and express his concern to Ryan Pickup.

Commissioner Pilny made a motion to approve the preliminary plat for the Willow Tree subdivision subject to meeting all Staff requirements as outlined in Staff memorandums. Commissioner Harding seconded the motion. All in favor. Voting was unanimous.

Commissioner Pilny is recusing on the next item due to conflict of interest.

3. AUTO ZONE - CONDITIONAL USE

This property is located at 1240 East Highway 193 in a CP-1 (Planned Neighborhood Commercial) zoning district. The applicant, David Bentley, is representing Auto Zone.

The applicant, David Bentley with Auto Zone, is requesting conditional use approval for an auto parts store. The conditional use site at 1240 East Highway 193 is located within the CP-1 zoning district. Planning staff became aware that a building permit for tenant improvements had been issued for Auto Zone with the use being identified as a retail store. However, after further review it was determined Auto Zone is classified as an auto parts store which requires a conditional use within the CP-1 zoning district. The building at the conditional use site was constructed in 2005 as a part of the Wyndom Square commercial subdivision. The building contains four tenant spaces; the applicant has a lease on two of the spaces which will be converted into a single tenant space.

The parking ordinance requires 1 stall for every 200 square feet of retail space; Auto Zone will occupy 6,786 square feet of space, as such 34 parking stalls are required. There are two other tenants at the conditional use site that must meet the parking ratio of 1 stall for every 200 square feet of floor area. Professional Dental at 2,200 square feet requires 11 parking stalls and Lakeside Audiology at 1,112 square feet requires 6 parking stalls. A total of 51 parking stalls are required between all uses; the conditional use site exceeds the requirement with 61 parking stalls.

Staff recommends approval of the conditional use for an auto parts store subject to the following conditions.

1. All Building, Engineering and Fire department requirements shall be completed prior to the use of the property.
2. The site shall have no debris or outside storage. The site must be kept clean.
3. No auto repairs shall be completed onsite.

Commissioner Harding asked who the applicant was. Mr. Matson said it was David Bentley.

Commissioner Hansen asked Mr. Bentley if this was a company owned store. Mr. Bentley said yes.

Commissioner Nilsson made a motion to approve the conditional use for Auto Zone subject to meeting all staff requirements as outlined in staff memorandums. Commissioner Hansen seconded the motion. All in favor. Voting was Unanimous.

Mr. Matson mentioned the Envision Layton Vision Summit at the Layton Hills Mall on Friday, April 15, 2016 at 6:00 p.m. and was hoping all Planning Commissioners could come.

Mr. Matson gave an update on the Wiggill property.

Mr. Wright said IHC resubmitted the drawings and the traffic analysis was submitted. The addendum came today about delivery hours and types of trucks. They have requested to meet with the staff and Mr. Wright will report back to the Planning Commission on April 26, 2016.

Commissioner Harding said she had a concern with Maverick on Hill Field because there is a television screen that is very distracting. Mr. Wright said the brightness of the sign is supposed to be diminished by 40 percent at night.

All Commissioners voted to adjourn the meeting.

Meeting adjourned: 8:13 p.m.


Christy Wixom, Planning Commission Secretary