

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on June 4, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Kenneth Hellewell, Chairman TJ Jensen, Vice-Chairman Gary Pratt Tyler Bodrero Curt McCuiston Wayne Kinsey Brandon Haddick
City Employees:	Director Christensen, Community & Economic Development Director Jenny Schow, Planner Kelly A. Janis, Administrative Professional Will Carlson, City Attorney Brian Bloemen, City Engineer Jo Hamblin, Syracuse Deputy Fire Chief
Excused:	Dale Rackham
City Council:	Craig Johnson
Visitors:	

1. Meeting Called to Order

- a. **Invocation or Thought** - Commissioner Pratt
- b. **Pledge of Allegiance** - Commissioner Jensen
- c. **Adoption of Meeting Agenda**
 - Item # 2 – Minutes were not completed; item removed from agenda.
 - Item # 8 – Code Amendments – Zoning map amendments to rescind the C2 Commercial Zone & recommended zones.

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SYRACUSE CITY AGENDA FOR JUNE 4, 2013 WITH THE CHANGES NOTED ABOVE. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. Regular Meeting and Work Session Minutes for May 7, 2013 – Removed.

3. Public Hearing-Amend Ordinance 8.02.090 Irrigation Water.

Attorney Carlson – The relevant section is lines 48 – 56; under our current code developers that are proposing subdivisions are required to transfer water rights sufficient for the property they intend to develop. The new subsection 3: Notwithstanding subsections 1 and 2, if the proposed subdivision is on one or more currently landscaped lots, the City Council will waive conveyance of water rights if the developer establishes by clear and convincing evidence that either:

- a. Water rights acceptable and usable by the City were previously conveyed as a condition of a prior subdivision approval which included that property; or
- b. The City's secondary water system is already serving the currently landscaped lot(s), and the proposed subdivision will decrease the current burden on the City's secondary water system.

Attorney Carlson - I would recommend on Line 50 that the term developer be amended to sub-divider so that it is consistent with the rest of the section.

Commissioner Jensen – Explained about by 2 lots on 2000 West and had secondary water for years and wanted to take the area between the two houses and make a third lot; under current code, they would have to provide water for that lot; we felt that would be unfair, hence the suggested change.

Public Hearing Open

[6:10:19 PM](#)

Public Hearing Closed

[6:10:28 PM](#)

COMMISSIONER PRATT MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO AMENDED ORDINANCE 8.02.090 IRRIGATION WATER IN LINE 50 FROM DEVELOPER TO SUBDIVIDER, WITH FINDINGS THAT THE PROPOSED CHANGES ARE MADE IN CONFORMANCE WITH THE CITY MUNICIPAL CODE. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

4. Public Hearing-Rezone Request from Castle Creek Homes, located at approx. 1200 South 2750 West, change from A-1 Agriculture to R-1 Residential.

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Planner Schow - Presented an aerial map of 1200 S 2750 W.

Commissioner Hellewell - Questioned a specific road – ownership of the parcel north of the church property

Mike Bastian, Castle Creek Homes – Area has already been dedicated to City; the odd rectangular piece is master planned R1.

Commissioner Hellewell - Verified the R1 zone request and what is specifically planned and if the needed requirements can be met.

Public Hearing Open

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Mike Norton – What kind of road plan and easement do you have planned next the property?

Public Hearing Closed

[6:18:35 PM](#)

Commissioner Jensen – That piece is landlocked.

Mike Bastian (Castle Creek) – It is landlocked and we are thinking about designing a cul-de-sac; we will also do a stub road into the Bodily property. The stub road will assist with flow. As soon as we are done with the Planning Commission, we will proceed immediately to preliminary plat and onto City Council.

Commissioner Hellewell – For the record, this does meet the general plan requirements.

COMMISSIONER KINSEY MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE REZONE REQUEST FROM CASTLE CREEK HOMES, LOCATED AT APPROX. 1200 SOUTH 2750 WEST, CHANGE FROM A-1 AGRICULTURE TO R-1 RESIDENTIAL WITH FINDINGS THAT THE PROPOSED CHANGES ARE MADE IN CONFORMANCE WITH THE CITY MUNICIPAL CODE.

Commissioner Jensen - Amended the motion to include additional acreage that is not outlined on the map, but will be.

COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

5. Public Hearing-Subdivision Plat Amendment Approval of Sunset Park Villas B, located at 1840 South 910 West.

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Commissioner Hellewell - Adjusting lot lines; this request is to amend interior lot lines in order to accommodate for a varied floor plan.

Planner Schow – The purpose for plat amendment is due to increased interest in a particular model that doesn't fit with division and they wanted to adjust the lot lines to accommodate the more popular model within the subdivision.

Commissioner Hellewell - Questioned about what specifically they are doing about adjusting lot lines.

Planner Schow - Explained only - The interior lot lines have shifted.

Dave Erickson – Currently we have both large and small lots. If we adjust the center line of our building footprint, we can take 2 feet from the larger lots and add those 2 feet to the smaller lot. This does not encroach on any of the setbacks. It's only the interior center line that has been shifted.

Public Hearing Open

[6:26:25 PM](#)

Public Hearing Closed

[6:26:36 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE SUBDIVISION PLAT AMENDMENT OF SUNSET PARK VILLAS B, LOCATED AT 1840 SOUTH 910 WEST, WITH FINDINGS THAT THE PROPOSED CHANGES ARE MADE IN CONFORMANCE WITH THE CITY MUNICIPAL CODE. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

6. Public Hearing - Sketch Plan for Irben Development LLC, Still Water Lake Estates, located at approx. 1500 West Gentile.

Commissioner Jensen - Recused himself because his family owns property directly next to this.

Director Christensen – This application was before you last summer and at that time it had the two ski lakes with the lots and the issue with the long dead end cul de sac. We have been working with the developer since last year and working on possible solutions; they have obtained more property to the west accommodate the ski lakes. The other change reduced the number of townhomes on the eastern side; they are now proposing single family dwelling in all of the phases, expect for Phase 8.

Commissioner Hellewell - Questioned if the issue with the county drains had been taken care of.

Director Christensen - Stated that moving the ski lakes entirely to the west, avoiding the county easement resolved the problem because it will not be over the drains anymore. The canal will stay the same (Planner Schow presents map). Director Christensen stated that they have eliminated the long dead end road and are connecting onto Gentile and bridging across the connection between the two lakes.

Director Christensen - Presented some background information: The total development size is 108 acres with a proposed 400 dwelling units. Park space is provided in 4 lots. There are 2 private parks in the ski lot area with respective areas of 0.43 & 0.47 acres. There are two public park areas in the single family phases with respective areas of 1.0 & 1.4 acres. The public trail system adds to the allocation for a combined total of 5.54 acres (to be verified).

Commissioner Hellewell - Questioned if they would have a Home Owners Association and if the lakes will be included.

Director Christensen – Yes, they will have to have an HOA. One possibility would be to have private parks with public easements. At some point, options need to be discussed, especially when West Davis comes through. Verification will be paramount because this is a very complicated project. A geotechnical report has been submitted, but a letter from the Army Corps has not been received to date. The phasing plan appears to be inefficient and should be discussed with the developer so that subsequent phases do not impact completed phases and installed infrastructure. One of the biggest concerns is the lot sizes – the smallest lot size is 3,940 sq ft with 45ft of frontage on a single family, and 5ft setbacks on each side which will then leave 35ft of frontage. The Planning Commission on a cluster subdivision, you set the minimum lot sizes and the frontage requirements. This is zoned R-1. At this time, they have not proposed their entry monuments, but there will be a requirement for landscaping enhancements on their entries. The lots on Gentile are double fronted and bring to question fencing, back yard storage, and restrictive covenants. Fence uniformity is going to be in place, whether all vinyl, stone wall, or split rail. The development agreement in the cluster subdivision requires enhancements to the homes to qualify for the bonus density. Once we get in to preliminary, these are the items that need to be addressed and you will want to advise the applicant on your thoughts. In Phase 4, lot 404 is flag lot; flag lots are not allowed by ordinance/ we discussed this with the applicant this morning. The road will need some adjustments. Other thoughts, there are three road connections from Gentile; engineering recommended 2. In addition, with the alignment of the West Davis Corridor will likely be located over Phase 8. The density is a concern. We will address any fencing.

Public Hearing Open

[6:40:33 PM](#)

Scott Hess, County Planner – The main concern for Davis County is the West Davis Corridor alignment – limit the amount of entitlement that happens to the ground within the corridor. Everything north of street f is currently in the alignment path; there has been an environmental impact statement. Property ownership – there is the Jensen piece that is east and then two properties owned by UDOT, one of which was purchased by the local corridor transportation fund in 2010 and then the corner piece of Bluff and Gentile has been owned by UDOT for years; we have some significant planning in this area and investments. The County's position on this would request the Planning Commission to either table the item or allow the applicant or the City to make application to the local corridor transportation fund for purchase of that property. That would allow the City as the contracted seller to be made whole financially as well as offer a financial out for the developer at this time for that portion of ground instead of entitling the property with an increased zoning which is going to increase the value and the cost that taxpayers will have to pay, whether that comes from the local corridor preservation fund or UDOT's preservation fund. In previous subdivisions that were approved in an alignment of WDC, there were no tools in place to tell a developer "no." The 2007 legislation that allowed counties to tax their residents for corridor preservation has become your tool to use to tell a developer "no" or offer a financial out to a developer who has property within WDC. We are interested in paying either current appraised value as you have under contract or getting a new appraisal. I have brought a letter to file that outlines those concerns for you as well as copies of the local transportation corridor preservation fund application. I manage that fund for the county, so you may contact me or have the developer contact me directly. As far as the county ownership on the roads, we have spoken with Director Christensen, and the County would be very interested in getting ownership of Gentile and 2000 West.

Chris Peterson – Dept of Transportation – I would like to echo what Scott Hess has said. We want to minimize the burden on the taxpayer. I would ask for help with provisions in code notices by giving us proper notice or a 30 day notice before any action on the property. The West Davis Corridor has been deemed a high priority by the Dept. of Transportation. We hope you would give us that notice so that we can continue to work with the developer.

TJ Jensen – Speaking as the adjacent property owner; my family and I own the parcels east and south of the ski lakes.

Director Christensen - stated that they would be putting in extra stub roads and we would be in support of that.

Public Hearing Closed

[6:46:31 PM](#)

Commissioner Bodrero – I would like to gather your thoughts in reference to what was said from the county and UDOT.

Mike Thayne (Irben Development) – The WDC announced the latest preferred alignment on this property which didn't change. We have been in discussions with UDOT and have met with Randy Jefferies a few times.

Scott Hess - We want to purchase it before any additional entitlements come through. There are 42 four plexes and the county is willing to purchase at the contracted current price between the developer and the seller. But if the land becomes further entitled, we would not be able to use our corridor preservation fund at such an inflated value.

Commissioner Pratt – Have you done any transportation studies in relation to Bluff Road?

Mike Thayne - The traffic flow has been studied relative to the street sizes within the development, but we haven't done any studies on Bluff.

Commissioner Pratt – With the amount of housing that is going in there, it appears to me that is going to force a lot of traffic out onto Bluff Road, which is not a good road – transportation would pose a large problem.

Mike Thayne – I think that if the city takes over Gentile and 2000 West, that would be addressed.

Commissioner Pratt – The City may not do anything with Gentile.

Mike Thayne – The City told us this morning that it is likely the City will take ownership of Gentile & 2000 West.

Commissioner Pratt – I think we are going to need something from Public Works identifying that.

Director Christensen – We would take over maintenance on that if it was dedicated to us. If he develops along that property, according to the development ordinance, there are improvements that would be required to meet our standards, such as curb and gutter.

Commissioner Hellewell – There are many items that will need to be addressed. The other thought is that if and when WDC comes in, they would lose their access to Bluff. I believe there are too many concerns and would like to table this item tonight and you would be able to work out some of the items in question with Director Christensen. In addition, I

suggest for you to work with the people at the corridor preservation fund and with the county to try to find a solution, so that the needs of all parties are taken into consideration.

Commissioner Bodrero – I am in favor of the project; I like the uniqueness of the lots and the ski lakes, the mix of the densities in the single family, but the flow and design, especially with what was mentioned in the staff report, this still has some work to do regarding traffic and how it will impact onto Bluff before moving on.

Director Christensen – I would like to clarify items that need to be discussed (yellow items on staff report) – would like more feedback from the planning commission on acceptable lot sizes and frontage requirements.

Commissioner Haddick – I agree with Commissioner Bodrero. How critical is the sale to UDOT? If you were to sell Phase 8 to UDOT or to the county or the corridor preservation fund, is the development still viable without that piece?

Mike Thayne – The property owners have rights too and we have submitted this plan in good faith. We have met all the requirements and regulations for submittal. We have met with Director Christensen. The issues and concerns have been addressed. I would like to know, if this will be tabled, what direction to go in, and why and what we don't meet for sketch plan.

Commissioner Bodrero – The sketch portion needs attention and I have difficulty recommending approval for preliminary - Phase 8 is a problem – does not agree with full sketch.

Mike Thayne – There is a process with the corridor preservation fund, and we are following that process. I think that is a separate topic.

Commissioner Hellewell – Not knowing how the process works with the corridor preservation fund, if we were to grant him sketch plan approval and allow him to go to preliminary, how does that impact your ability, the fund's ability to purchase?

Scott Hess –UDOT has its own state funds; there are local corridor preservation funds; this is the local fund, every time you register a vehicle, \$10 goes into our fund. The road is a top priority. I think that moving it from a sketch to preliminary shows intent by the city to upzone property within a corridor. I think that small level of entitlement gives the property owner right to come back and say that their property is now worth what the ground value of an entitled 42, 4 plex property is worth versus agricultural property. Our request would be to table the item and allow the property owners to purchase property from the City at today's value.

Mike Thayne – We have met with Randy Jefferies and we are well aware that the corridor preservation fund is within the county, but this is a UDOT highway. Randy Jefferies is a regional director and he has never referred us to the county.

Commissioner Bodrero – By referencing property rights, this is a process to increase, add to, or change rights for property owners. There are property rights that exist and then there are property rights in which you are looking to obtain or change. I am comfortable with 80% of those, and about 20% that I am not within that corridor. This is a public hearing to change the density and value to your property.

Mike Thayne – As the property contract right s holder, we have the right to apply and request.

Commissioner Hellewell – Director Christensen asked us to discuss the lot size; these were very small lots for Syracuse. The smallest lot is under 4000 sqft.

Commissioner Bodrero – I would like to see your vision and ideas for these lots.

Taylor Spendlove (Brighton Homes) – (Handing out housing example packets to commissioners) Requesting a 5'yard side setback & 15' front; 20' setback rear to garage. A nice home is possible on smaller lots and these homes have options with the setbacks.

Jo Hamblin (Fire Department) – 5' setbacks on the side are a concern. Commissioner Hellewell is concerned with fires on smaller lots. Response times are generally 4 – 5 minutes, but with the smaller lots and more density, this will increase traffic and decrease response time from fire dept. Fire dept has issue with smaller lots and potential of one fire causing fire to contiguous homes.

Commissioner Hellewell – The homes being so close together could pose a problem. A fire in one home, especially with the wind, could easily spread to more homes. If we are going to set a side yard width, we need to take this into consideration.

Commissioner McCuiston – I am worried about the setbacks; there is really no way to access the back yard for maintenance. Because of the frontages, more work needs to be done.

Taylor Spendlove (Brighton Homes) – If we need to push the house back further to meet the requirements, we will. The smaller lots will not have 3rd car garage. I think the ordinance allows 5' setbacks.

Director Christensen – The City code requires a minimum of 10' between homes.

Commissioner Hellewell – I am very uncomfortable with homes so close together – density is a major concern; Rock Creek is an example of small lots and condensed homes; would like to see a minimum of 50' width. I would also like to hear from the fire dept about the separation between homes.

Director Christensen – In Trailside, we did 8' and 5'. One side could be 5' and the other side could be 8'. We would need to specify which, because two sides could each have 5'.

Commissioner Pratt – I would like to commend Still Water for their presentation. My main concern is with density. The plan before had many smaller lots and I know this time you have increased the number of larger lots, but density and traffic is still a concern. Both plans had high density; lot size and traffic are issues; I would like 10K sq ft minimum lot size. I personally do not like this with the smaller lots. Our community does not agree with small lots, noise issues; Syracuse is more open and country style and when you confine people like that, it does not carry a favorable connotation with the city. We want to characterize the city as being flexible, but clustering will be used sparingly. I like the ski lake concept, but the design, traffic, and some of the other reasons Director has mentioned need to be worked on. It detracts from Syracuse community and I cannot support it. I request to table item.

Mike Thayne – Relative to the density, we meet city ordinance for an R-1 cluster subdivision. I think it is also important that the city understand that in a cluster subdivision, it's the clustering ordinance that allows that open space to work. We meet the city's ordinance for overall density. The other thing that we need from the planning commission does get to approve the lot widths and setbacks. Density does meet requirements in cluster subdivision ordinance. If this is not appealing, I would appreciate some direction on specifically what the Planning Commission would like.

Commissioner Hellewell – That is what we would like to get you tonight.

Commissioner Pratt – Our responsibility, as planning commissioners, is to decide what works best. We want to do what is best for you as the property owner, but we also need to be satisfied as well. We want to be fair to you and the city. We also need to critique all proposals. We do not want to rush this through to City Council. Our job is to look at this and to make sure this is going to be the right thing. About every 18 months, you'll be going through a phase. Construction traffic is another concern; mud and noise with construction trucks; we still need to see housing, landscape, and traffic patterns; I question the impact of the amount of traffic on Gentile and the extra amount of cars, especially with school traffic.

Commissioner Bodrero – There is still some work to do. You are asking for a new minimum standard in an R-1 cluster subdivision. I would agree that the product looks very nice; it is just the establishment with layout and function in the subdivision.

Taylor Spendlove – Would a 50' width be acceptable?

Commissioner Hellewell – That has been my recommendation.

Commissioner Bodrero – What you have presented tonight looks good with the porches, 2 car garages, and smaller homes, but I think the concern is the 5'. R-1 is our biggest zone and we are struggling with the density in this zone.

Commissioner Hellewell – A 50' width and an 8' side would be my recommendation. 50' allows for more flexibility.

Commissioner Pratt – The way we envisioned R-1 with clustering was to take a piece of property and put the homes in the back with the smaller setbacks and not giving up the width size. In this case, the density looks like a FEMA camp with brick on the front. That is my concern and now we are getting row houses it seems.

Commissioner Hellewell – My recommendation is that we do 15' front from back of sidewalk, 8' sides, and 50' lot width and 15' rear. Flag lot needs addressed. Lots when they are this close can pose problems.

Commissioner McCuiston – The purpose of cluster subdivision is to provide open space for premium lots. When lots are this close together, the CC & R's need to be outlined in detail, especially in high density cluster subdivisions. As commissioners, it is our responsibility to make sure that we are doing our job in every step of this process.

Nick Parsons (Brighton Homes) – This is a no basement community because of the water table. Because of the no basements, flooding is not a problem. There are not any flooding problems with slab over grade.

Mike Thayne – The ordinance does not require the ski lakes to be public. I think the city would not want this to be open to the public. We have provided the walking trail up on top of the berm and we are going to add benches. We think this is a great visual amenity. We have tried to do everything we can to the property. I want you all to understand the effort that we put forth and that we have not completely ignored the WDC. We started conversations with Randy Jefferies over a year ago. As you can see, we have drawn this and left an option open. We also have left that at Phase 8. If we really wanted to take advantage of the system and the process, that would be Phase 1; but it isn't, it is the last phase. I do not think it is valid to table us with the WDC. I do appreciate your comments on the developments, lot widths and sizes, flag lots. This can all be remedied before we go into preliminary. I do not agree with tabling due to WDCCS and I would like to know specific reasons for tabling.

COMMISSIONER KINSEY MADE A MOTION TABLE DISCUSSIONS PERTAINING TO SKETCH PLAN FOR IRBEN DEVELOPMENT LLC. STILL WATER LAKE ESTATES, LOCATED AT APPROX. 1500 WEST GENTILE, UNTIL RESOLUTION OF THE LOT SIZE, SETBACKS, REDUCE THE ENTRANCES ON GENTILE FROM 3 TO 2, THE FLAG LOT, AND TO INCLUDE THAT YOU WORK WITH THE CORRIDOR WITH FINDINGS THAT THE PROPOSED CHANGES ARE MADE IN CONFORMANCE WITH THE CITY MUNICIPAL CODE. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

[7:44:30 PM](#)

Commissioner Jensen has returned.

7. **Public Hearing - Rezone and Sketch Plan request for Zaugg Meadows LLC, Zaugg Meadows, located at approx. 1600 West 700 South, change from A-1 Agriculture to R-2 Residential.**

[7:44:41 PM](#)

Planner Schow – I just want to note on record that the public notice did go out with a typo; staff did catch that and did resend the public notice. This zone request for R-2 zoning which is concurrent with the general plan and the property surrounding it.

Commissioner Hellewell – Will we have to hold a public hearing for rezone and for sketch; can we combine them, or do they need to be separate hearings?

Attorney Carlson – The safest route is to have a public hearing for each.

[7:46:54 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO THAT WE SEPARATE THE PUBLIC HEARINGS, ONE FOR THE REZONE AND ONE FOR THE SKETCH PLAN. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

Commissioner Hellewell – These will also require separate motions.

Public Hearing for Rezone Open

[7:47:31 PM](#)

Public Hearing Closed[7:47:56 PM](#)**Commissioner Pratt** – I think the motion to separate both of these clears up some confusion.

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE REZONE OF THE ZAUGG MEADOWS LLC, ZAUGG MEADOWS, LOCATED AT APPROX. 1600 WEST 700 SOUTH, CHANGE FROM A-1 AGRICULTURE TO R-2 RESIDENTIAL. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

Commissioner Hellewell – One thing in the drawing that we should note, it is one parcel; not one piece above another. The drawing splits it into two sections.

Commissioner Jensen – The next time we see the sketch plan, the legend is currently on the right. I would like to see the legend on the left.

Director Christensen – I would like to see the sketch plan all in one. In reference to the staff report, presuming the council approves the zone change, all of the lots meet the minimum standard of 10K sq ft and frontage. There was only one comment from the engineer regarding existing irrigation turnout boxes and the pipe being abandoned. The staff feels this meets the standard for a sketch plan approval and can move forward to preliminary.

Public Hearing Open[7:53:41 PM](#)**Ray Zaugg** – We will not have any duplexes in this subdivision.**Public Hearing Closed**[7:54:33 PM](#)

There was some discussion about the sketch plan discussion in reference to jogs in lot lines.

Steve Fackrell (Pinnacle Engineering) – That jog in the rear lot line is to maintain 10K sq consecutively throughout.

Director Christensen would like the lot lines to be straight and uniform.

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE SKETCH PLAN REQUEST FOR ZAUGG MEADOWS LLC, ZAUGG MEADOWS, LOCATED AT APPROX. 1600 WEST 700 SOUTH. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

8. Zoning Map and Code amendments to rescind the C-2 Commercial Zones and rezone to GC General Commercial.

Commissioner Hellewell – The public hearing was held at the previous Planning Commission meeting two weeks ago.

Commissioner Jensen – Currently I would like to state for the record that having professional office – the intent is to not stop a mortuary I think that we all realize that and we all want to help out the developer.

Commissioner Hellewell – Asked Director Christensen if we could add “funeral homes” to the regular agenda.

COMMISSIONER PRATT MADE A MOTION TO CHANGE THE ZONING TO PO PROFESSIONAL OFFICE FROM C-2 COMMERCIAL TO THE CITY COUNCIL WITH FINDINGS THAT THE PROPOSED CHANGES ARE MADE IN CONFORMANCE WITH THE CITY MUNICIPAL CODE. COMMISSIONER JENSEN SECONDED THE MOTION; 4 – 3 VOTE, THE MOTION PASSED.

[8:07:27 PM](#)

Houses have been demolished; IHC property

Recommend to city council

Attorney Carlson – Letters of protest rescinding C-2 have been received on

9. Motion to adjourn[8:08:44 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN. ALL VOTED IN FAVOR.

 Kenneth Hellewell, Chairman

 Kelly A. Janis, Planning Administrator

Date Approved: June 18, 2013