

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

January 10, 2007

The meeting was called to order at 4:00 p.m. by Chairman Harold Woodruff at 3600 Constitution Boulevard, West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Karen Lang, Phil Conder and Dale Clayton

ABSENT: Terri Mills and Mario Cisneros

WEST VALLEY CITY PLANNING DIVISION STAFF

John Janson, Steve Pastorik, Steve Lehman, Ron Weibel, Jody Knapp and Lori Cannon

WEST VALLEY ADMINISTRATIVE STAFF:

Joseph Moore, CED Director
Nicole Cottle, Asst. City Attorney

AUDIENCE

Approximately 14 people were in the audience.

ZONE CHANGE APPLICATION:

Z-18-2006

Tom Peterson

2251 South 7200 West

A (Agriculture) to M (Manufacturing)

18.03 Acres

Mr. Steve Pastorik presented the application.

The applicant is requesting a zone change from A (agriculture) to M (manufacturing) on 18.03 acres at 2251 South 7200 West. The General Plan designation for this area is heavy manufacturing. This property is in the area informally known as the “triangle”, north of Hwy. 201, south of 2100 South, and east of 7200 West.

Surrounding zoning includes M to the north, east, and west and M-2 and A-20 to the west in Salt Lake County. Neighboring uses within West Valley include vacant land to the south; a salvage yard and a landscape material supply business to the east; and a vacant contractor’s yard/office, a concrete and asphalt recycling facility, and a paving contractor to the north.

This area of the City is designated for heavy manufacturing uses and a majority of the area is already zoned M. Many of the developed properties in the “triangle” area have uses on them that would fit only in a heavy manufacturing setting. This zone change would be compatible with the surrounding land uses and the West Valley City General Plan designation.

Attached is a letter from the applicant on this request. The intended use is for open storage of concrete barriers and concrete recycling. Assuming this rezone application is approved, a conditional use permit will be required.

Applicant:

Tom Peterson

31 2nd St. East

Sonoma, CA

Discussion: Mr. Peterson said he thought this property was always zoned for industrial. When he found out it was zoned as agriculture, he was surprised and would like to have it rezoned.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval as this request complies with the City's General Plan.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Absent
Chairman Woodruff	Yes

Unanimous – Z-18-2006 – approved

CONDITIONAL USE APPLICATIONS:

C-5-2005

Magna Water Company

6901 W. 2643 S.

41.28 Acres A-1 Zone

Mr. Ron Weibel presented the application.

Magna Water Company is requesting conditional use approval for a water treatment plant on property they own at approximately 6901 W. 2643 S. The property is 41.28 acres and is zoned Agriculture (A-1). The West Valley City General Plan indicates rural residential for this area. The property to the west is zoned Residential Mobile Home (RMH) and the other adjacent properties are zoned A-1 with Manufacturing (M) zoning further to the north. Public utility installations are listed conditional uses in an A zone.

This application was originally submitted for the March 9, 2005 Planning Commission

public hearing but was continued at the request of the applicant to allow them time to gather more detail on the building and funding for the project. They are now ready to proceed with the project. The treatment facility will be in a building of approximately 23,760 square feet and there will be two outside storage tanks of approximately 100,000 and 500,000 gallons. The building is approximately thirty feet high with split-face masonry block and a stucco fascia along the top. The tanks are twenty to twenty-five feet high. These will hold clean drinking water. The treatment facility will remove arsenic, perchlorate and dissolved solids. The treated water is pumped into the distribution system. The waste from this process is discharged into the sanitary sewer onsite that will then send it to a treatment plant for processing. They will not dump toxic or hazardous materials. There will be no undue noises or odors associated with this site.

There will be minimal traffic to the site. It is set up to run remotely so most of the traffic will consist of a two man crew visiting the site a couple of times a day. Every couple of months there will be a truck delivery of the acid used in the treatment process. The road connecting this property to Parkway Blvd. is a private asphalt road in poor shape. Magna Water is proposing to grind the existing asphalt and relay the road as a well-graded hard pack gravel road as the future of this road is uncertain at this time.

Applicant:

Cory Christiansen
1265 E. Fort Union Blvd.

Discussion: Commissioner Matheson asked about the type of acid that is used on-site. Mr. Cory Christiansen told the Commission the acid is hydrochloric acid. He explained it is used in small quantities to clean the electrodes on the treatment system. Mr. Christiansen said it is delivered by truck and stored in a fiberglass tank that has a secondary wall. Commissioner Matheson questioned if a chlorinator would be on-site and was told yes, there would be one on-site.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Lang moved for approval subject to the resolution of any issues raised at the public hearing and complying with all requirements of all affected departments and agencies.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Absent
Chairman Woodruff	Yes

Unanimous – C-5-2006 – approved

Application C-43-2005 was voted during the Planning Commission Study Session on January 3, 2007. Therefore, this application was not heard during this public hearing.

C-33-2006

**Quality Tire Company
5079 West 2100 South
M Zone – Industrial/Manufacturing**

Mr. Kevin Hooper presented the application.

West Valley City’s General Plan recommends light industrial uses.

Introduction:

This conditional use is a request to review the addition of outside storage in conjunction with a tire recapping business.

Issues:

- There are two existing building on this parcel. Quality Tire will occupy the rear (south) building. The tire recapping will take place within the building. Outside

of the building in the rear fenced and graveled area will be storage of tires and casings. The outside storage is the use which triggers the conditional use review.

- The rear outside storage area is surrounded by industrial buildings and outside equipment storage for Wheeler Machinery. Visibility of the outside storage is limited and is only really seen as you enter the site. Height of tire storage and locations will be provided at the public hearing.
- Landscaping exists along 2100 South. This landscape area meets the 5% minimum required by the manufacturing zone for the overall site. Staff has suggested that landscape islands be installed on both sides of the new gates as recommended by the Planning Commission. Revised site plans should be available by the public hearing.
- A question was raised regarding rodent control in conjunction with the outside storage of the tire casings. The new business tenants will be prepared to answer this question at the public hearing.

Applicant:

Randy Smith

1574 West 1700 South

Discussion: Commissioner Conder asked what the height of the stacked tires would be. Mr. Randy Smith explained this business would only be a tire retread operation with very little outside storage. He noted the turn around time would be two to three days. Mr. Smith commented the Commission's recommendation regarding the stacked height should be fine, although he would need to discuss this with the owner of the operation. He mentioned there is a possibility that no stacking at all would occur on-site. Chairman Woodruff asked about rodent control. Mr. Smith assured a note could be placed on the site plan stating the owner will maintain the site and have it monitored on a regular basis. Chairman Woodruff suggested limiting the tire stacking to ten-feet, and then if it becomes an issue with the owner, this issue could be brought back to the Commission. Kevin Hooper agreed that an amendment to the conditional use could be made if needed, but he felt ten-feet should be more than adequate for stacking tires.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for approval of the conditional use request for outside storage of tires in conjunction with the new tire recapping business subject to the following:

- Install landscape islands with one tree each as recommended and shown on the revised plans.

- Tire storage is limited to 10 feet in height.
- Sufficient access ways through the tire storage areas as reviewed by the WVC Fire Department.
- The rodent population must be professionally monitored.

Commissioner Lang seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Absent
Chairman Woodruff	Yes

Unanimous – C-33-2006 – approved

C-34-2006
Express Title Loans
4330 W. 3500 S.
C-2 Zone .38 Acres

Mr. Ron Weibel presented the application.

The applicant is requesting conditional use approval for a car title loan business in an existing business at a strip mall located at 4330 W. 3500 S. in a commercial (C-2) zone. The surrounding zones are C-2 to the east, west and south and R-1-8 to the north. There is an existing masonry wall on the north side of the strip mall adjacent to the R-1-8 zone.

The commercial zone ordinance list car title loan businesses as a conditional use. Under this classification the business can only do car title loans and can not do check cashing or deferred deposit loans. The car title loan business also shall not store any cars held for collateral or repossessed at the location if it is in a C-2 zone unless conditions warrant it and this storage is specifically approved by the West Valley City Planning Commission. This location would not accommodate any storage of vehicles at all.

The applicant is proposing building an 8' by 10' office inside the existing Incredible Toys business. He has indicated in information supplied with the application that he will not store any cars at this location. He has a company that will tow the cars if necessary and store them at their location. For signage he is requesting a two foot by three foot sign in the front window of the store.

Applicant:

John Pham

6291 S. River Bluffs Rd.

Discussion: Mr. John Pham verified he has reviewed staff's requirements and had no questions or comments.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval subject to the resolution of any issues raised at the public hearing and the following conditions:

1. There shall be no cars stored at this location.
2. Signage shall be limited to a 2' by 3' sign in the front window of the existing business.
3. The business shall meet all requirements of any affected department or agency.
4. The business shall be reviewed by the West Valley City Planning Commission upon receipt of any valid and unresolved complaint.

Commissioner Clayton seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Absent
Chairman Woodruff	Yes

Unanimous – C-34-2006 – approved

C-35-2006

Rachel Howes

4034 Westlake Ave.

Home Preschool

R-1-8 Zone (.24 acres)

Ms. Jody Knapp presented the application.

The applicant, Rachel Howes, is requesting a major home occupation as a conditional use for a home preschool. The zoning for this area is R-1-8 and major home occupations are a conditional use in this zone. The West Valley City General Plan anticipates low density residential for this area.

Classes will be held Tuesdays and Thursdays, from 1:00 p.m. – 3:30 p.m. and there will be no more than 6 students per session. There is a possibility of adding one more session in the future (3-5 years).

The area to be used for the preschool is located in the main living room of the home. The kitchen and basement play area may also be used occasionally. The area dedicated to the preschool will not occupy more than 25% of the area of any one floor.

Parking is typically a concern with home occupations, however, the curved driveway for the home provides plenty of off street parking and drop off space for this use.

There being no discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval subject to the resolution of any concerns raised at the public hearing and meeting the requirements of all affected departments and agencies, as well as the following:

1. Drop off and parking areas are to be on the driveway and may not be on the street.
2. No more than six (6) students per session.
3. If more than one class is conducted there must be at least a 15 minute break between classes to help eliminate traffic congestion in the neighborhood.
4. Subject to review upon valid complaint.

Commissioner Lang seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Absent
Chairman Woodruff	Yes

Unanimous – C-35-2006 – approved

SUBDIVISION APPLICATIONS:

S-45-2006

Hunter Village Subdivision – Phase 20

A Zone

39 Lots

11.3 Acres

Mr. Steve Lehman presented the application.

BACKGROUND

Randy Moore is requesting preliminary plat approval for the 20th phase of the Hunter Village Subdivision. The proposed subdivision will also amend Parcel E of the Sugarplum Farms Plat 3 Subdivision. The subdivision is bordered by the Hunter Village Subdivision to the east and the Sugarplum Farms Subdivision to the south and west.

STAFF/AGENCY COMMENTS:

Public Works Department:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

- Contact Salt Lake County Auditor's Office for approval of street names and subdivision names.
- Revisions to plat required.

Building Division:

- Follow recommendations outlined in the ground water investigation. A more thorough soils report will be required for building purposes.

Utility Companies:

- Standard Utility Easements required.

Granger Hunter Improvement District:

- Project is subject to all GHID requirements and design standards.
- A special easement will be required to sewer the property.

Fire Department:

- Proposed fire hydrant locations need to be shown on subdivision plat.
- Project shall meet all provisions of Fire Code relating to this type of development.

ISSUES:

The proposed subdivision is located on a parcel previously owned by West Valley City. This parcel was originally platted as part of the Sugarplum Farms Subdivision. During the approval of the Sugarplum Farms Subdivision, it was thought that this property would be unable to develop because of its designation as a jurisdictional wetland. The property was set aside as open space which would have remained in a natural state. However, subsequent to the recordation of the third phase of the Sugarplum Farms Subdivision, follow-up reports indicated that this area was not a jurisdictional wetland and could therefore be eligible for development.

The proposed subdivision consists of 39 lots on 11.3 acres. This phase of the Hunter Village Subdivision is zoned A compared to the standard R-1-10 zoning for other phases in Hunter Village. However, the subdivision will be reviewed using the same density

provisions as the Sugarplum Farms Subdivision. To better explain this, the total lot count in both the Sugarplum Farms and Hunter Village Phase 20 Subdivisions is 219 lots on 108 acres. This equates to an overall density of 2.02 units per acre. The allowable density for planned communities in the A zone is 2.4 units per acre.

Lots in the subdivision will range in size from 8,001 square feet to 13,836 square feet. The average lot size in the subdivision has been calculated at 9,708 square feet. All lots meet the frontage and area requirements of the R-1-8 zone.

Access to the subdivision will be gained from existing stub streets in the Hunter Village Subdivision to the east and the Sugarplum Farms Subdivision to the south. Both of these streets have different cross sections, but the right-of-way widths are similar. All streets will be dedicated and improved according to City standards.

A ground water investigation was completed as part of the City's selling agreement. This report indicated that ground water was encountered at a depth of 7.5 to 10 feet below the existing surface. Although shallow basements will be allowed, there may be locations in the subdivision where basements will not be allowed. For these areas, dwelling units will need to comply with City ordinances regarding larger garages and/or additional square footage for storage. After discussing this matter with the Building Division, the developer will need to submit a more detailed soils report. This report will need to address soil characteristics as it relates to the construction of single family dwellings.

An open area approximately 145 feet in width will separate this subdivision from the Hunter Village Phase 17 subdivision to the east. The open area is to accommodate existing storm water from the Hunter Village development south of 3100 South. This area will be maintained by the City and will include a future trail system in conjunction with the existing open space in the Sugarplum Farms subdivision to the south.

As other residential applications have been reviewed in this area, a pedestrian connection to the new elementary school was discussed. This connection would be located in the northwest corner of the school property. Staff contacted the School District to learn more about this possibility. The School District informed staff that the decision regarding the walkway is generally left up to the principal. Although it is not known whether a pedestrian walkway will be provided or not, it is staffs understanding that the opening would not occur until residential development of the open field takes place. The School District informed staff that once residential housing is in place and occupied, an opening in the fence could be forthcoming.

The subdivision is located in an area adjacent to existing storm water facilities to the north and east. Staff believes that these areas should be fenced. Although specific fencing types have not been discussed, either chain link or vinyl fencing would work.

This issue will need to be further explored with the Public Works and Parks Departments.

Applicant:
Randy Moore
9691 Granite Woods Cir.

Concerned:
Robert McKinnon
3007 Collie Drive

Concerned:
Quinn Loertscher
3021 S. Collie Dr.

Concerned:
Matt Harding
6906 West Rooster Tail Road

Discussion: Mr. Randy Moore assured Commissioners he read staff's report and is in agreement with the recommendations. He said this development will be similar to the homes at Hunter Village and will be a good addition to the existing subdivision. Commissioner Matheson asked if there was water in the two storm drainage areas. Mr. Moore replied no, he has not viewed water in those areas for the past few years. He explained Hunter Village installed a drainage pipe on the east side of the development and West Valley installed a pipe on the west side of the development. The pipe is a 54-inch pipe with an overflow system for a 100-year storm. Commissioner Matheson asked about fencing off the area. Mr. Moore stated there is a four-foot swell, but the area is not dangerous. He mentioned if fencing is an issue, he will commit to a six-foot, vinyl fence on the east and north boundary adjacent to the two drainage swells. Mr. Moore noted as this area is eventually developed, a trail system and landscaping will be installed.

Mr. Robert McKinnon had questions about where exactly this subdivision would be located. Randy Moore displayed a map of the subdivision for Mr. McKinnon and his neighbor, Mr. Quinn Loertscher, to review. He showed exactly where the houses would be built, and discussed where the trail system would be located.

Mr. Matt Harding lives adjacent to this property and was told that this land would be left undeveloped. He also had concerns regarding the proposed trail system. Steve Lehman informed that many home owners were told this property would not be developed. He explained the property has been determined not to be a wetlands, so West Valley sold the property. Steve said there will not be a trail behind Rooster Tail lots and the existing trail will most likely be abandoned and removed. The new trail system will come up through the open space on the south, go to the east where the 145-ft. section is, then go all the way up north to Parkway and will probably connect in this configuration. Steve indicated this would circumvent going in-between the lots which would be difficult to maintain.

Mr. McKinnon discussed concerns regarding the wildlife located in the open field such as Western Meadowlarks and an occasional peacock. He mentioned preserving open space would preserve the wildlife.

Randy Moore confirmed the park would be developed by West Valley City, not by the subdivision's developer.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved to grant preliminary plat approval for the Hunter Village Phase 20 Subdivision subject to the following conditions:

1. That the developer resolve all staff and agency concerns.
2. That all housing comply with the City's current single family design standards.
3. That a soils report be submitted prior to final plat review. As a ground water investigation has already been completed, the soils report will simply need to address soil characteristics.
4. That the developer be responsible to resolve concerns regarding any existing irrigation systems. The developer shall coordinate this review with water users and the City Public Works Department.
5. That compliance be made with the Water Improvement District i.e., water line extensions, connections, water rights and fire protection. The developer shall also coordinate sewer connections.
6. That the subdivision name and all associated street names be approved by the Salt Lake County Auditor's Office.
7. That the developer install a 6-foot vinyl fence adjacent to the City's storm water facilities. Said fencing and type will need to be determined by the Public Works and Parks Departments.
8. That all streets be dedicated and improved according to plan and profiles approved by the City Engineering Division.

Commissioner Lang seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Absent
Chairman Woodruff	Yes

Unanimous – S-45-2006 – approved

PUD-3-2006

Arbor Square at Lake Park – Final Plat

Garbett Homes

RM Zone

64 Units

4.72 Acres

13.6 U/A

Mr. Steve Lehman presented the application.

BACKGROUND

Bryson Garbett, representing Garbett Homes, is requesting final plat approval for the Arbor Square at Lake Park development. The subject property is known as Lot 3 of the Highbury Commons at Lake Park Subdivision and received preliminary approval in September 2006.

STAFF/AGENCY COMMENTS:

The staff and agency comments addressed during the preliminary hearing are being worked on with various City Departments and other agencies.

ISSUES:

The Arbor Square development received preliminary plat approval in September 2006. The Planning Commission thoroughly reviewed the application and granted approval

subject to a number of conditions. During the last few months, staff has coordinated these conditions with the developer and believe that the development is ready for final plat approval.

The Arbor Square at Lake Park development is a residential community consisting of 64 town home units. The project is located on 4.72 acres which equates to an overall density of 13.6 units per acre. The development will consist of both 4-plex and 6-plex units.

The site has been designed with buildings fronting the public streets which will provide a more pleasing street scene. The project is located immediately to the east of the Liberty Commons development which has also been designed in a similar fashion. The roadway separating these projects will be private, but all residential units will front this road. This concept was discussed in early planning stages, and will tie the two developments nicely.

The project architecture is the first of its kind for this developer. Garbett Homes is proposing a building that does not typify a standard town home. There is a great deal of movement in both the exterior façade and roof line. This is a positive element in the overall design of this project, as more than half of the units front major streets in this area. In addition, Garbett Homes has worked closely with Zion's Securities regarding the development plan and proposed architecture.

Buildings will consist of 100% masonry products. Stucco, hardiplank siding and brick materials will be used. During the preliminary plat process, and at the direction of the Planning Commission, the applicant added a third color scheme to help create a more attractive development. Roofing materials will consist of architectural shingles and flat seam metal. Material colors, floor plans and building elevations were approved during the preliminary meeting and will be kept on file in the planning office.

All residential units will have a garage for parking. Both single and two car garages are provided. Additional parking spaces have been provided for resident and guest parking throughout the development. The overall parking has been calculated at 2.38 spaces per unit.

The project site contains approximately 50.04% open space. The developer is proposing two separate recreational areas. The central location will have a playground and picnic area. The northwest location will have similar amenities but will also have a gazebo. Both of the amenity sites have good pedestrian access via the walkway system designed for the development.

Although fencing is not proposed in the residential portion of the development, there will be fencing along Daybury Drive and Highbury Parkway. The developer would like to separate the residential uses from these major roadways and has decided that a 3-rail

fence would be most appropriate. Staff supports this fence type as it does provide separation of uses, but does not give the appearance of walling in the development.

All streets within the development, including Old Arbor Lane will be private. The developer may manage the site, or will use a land management company that they have used in the past. Staff has expressed concern about past projects being turned over to an uneducated association or projects that are turned over to the association without all development items being completed. Staff has informed the developer that prior to the project being turned over, a meeting with staff, developer and management company and/or association will be required.

During the preliminary process, the Planning Commission required that the following be provided for review at the final plat stage:

1. Landscaping plan. The landscape plan contains a variety of evergreen and deciduous trees. According to the plan, evergreen trees will be a minimum height of 10 feet and deciduous trees will be a minimum of 2 inches in caliper. Other shrubs, grasses and perennials will be planted to accentuate the development site as well.
2. Lighting plan. A lighting plan has been provided for this development. The developer intends to use specialty lighting for the interior streets and common spaces. An example of this light will be available at the Planning Commission meeting.
3. Entry Monument. The developer has submitted an illustration of the proposed entry monument. Points of access from Daybury Drive and Highbury Parkway will each have this monument.

Applicant:

**Scott Carlson, Twin Peaks
1880 N. 800 E.**

Discussion: Commissioner Fuller asked if the applicant had a chance to review staff's 14 recommendations. Steve Lehman said he e-mailed the applicant the analysis and is assuming he received everything. Mr. Scott Carlson assured the owner received Steve Lehman's analysis.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved to grant final approval for the Arbor Square at Lake Park development subject to the following conditions:

1. That the developer resolve all staff and agency concerns.
2. That the Planned Unit Development be subject to the multiple family design standards outlined in the City ordinance.
3. That recommendations outlined in the soils report be coordinated with the Building Division. (Ground water was encountered at depths ranging from 8 to 12 feet)
4. That all provisions of the West Valley City Fire Department be satisfied.
5. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
6. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
7. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
8. That proposed building setbacks be in accordance with the site plan dated August 15, 2006. Slight modifications can be made to this plan if needed in order to accommodate utilities or other infrastructure.
9. That specialty lighting be provided throughout the development. The specific light to be used in the development shall be approved by the Planning Commission.
10. That entry monuments be installed at Daybury Drive and Highbury Parkway. Said monuments shall be those presented to the Planning Commission at the January 2007 meeting.
11. That building elevations, colors and materials, be in accordance with those illustrated in the property development plan dated August 15, 2006. Modifications to these selections can be made with approval from the Planning Commission.
12. That the perimeter of the development be fenced with a 3-rail fence as

illustrated in the property development plan. Additional fencing will require review and approval from the Planning Commission.

13. That site amenities proposed for this project and as illustrated on the site plan and property development plan dated August 15, 2006, be made part of this development application.
14. That the landscaping plan dated October 31, 2006 be used for this development. City ordinances governing landscaping and water conservation shall apply.

Commissioner Lang seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Absent
Chairman Woodruff	Yes

Unanimous – PUD-3-2006 – approved

PLANNING COMMISSION BUSINESS

Approval of minutes from December 13, 2006 (Regular Meeting) **Approved**

Approval of minutes from January 3, 2007 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:37 p.m.

Respectfully submitted,

Lori Cannon, Administrative Assistant