

Planning & Zoning Minutes

May 3, 2012



CITY OF
REXBURG
America's Family Community

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Commissioners Attending:

Winston Dyer – Chairman
Dan Hanna Thaine Robinson
Mary Ann Mounts Gil Shirley
Scott Ferguson Jedd Walker

City Staff and Others:

Bruce Sutherland - City Council Liaison
Val Christensen - Community Development Director
Craig Fisher – Community Development Intern
Elaine McFerrin – P&Z Coordinator

Chairman Dyer opened the meeting at 7:07 pm. He welcomed City Council Liaison Bruce Sutherland, City Staff, applicants, and interested citizens. Students from a current events class were here to observe the meeting process; the Chair said they will be able to observe the public hearing process tonight and will see how everyone has the chance in America to have their say, without any intimidation.

Roll Call of Planning and Zoning Commissioners:

Dan Hanna, Mary Ann Mounts, Winston Dyer, Thaine Robinson, Scott Ferguson, Gil Shirley

Marilyn Rasmussen, Nephi Allen, Richie Webb, and Cory Sorensen were excused.
Jedd Walker arrived at 7:09 pm.

Minutes:

1. Planning and Zoning meeting - April 19, 2012

Thaine Robinson motioned to approve the Planning & Zoning minutes of April 19, 2012. **Dan Hanna** seconded the motion.

Mary Ann Mounts abstained for not having been present.
None opposed. **Motion carried.**

Public Hearings:

Chairman Dyer explained the process for public hearings. The applicant or a representative will explain the proposal. The Commission may ask the applicant and staff questions to help clarify the proposal. The audience will also be given this opportunity. Public input will then be heard from those in favor of, neutral to, or opposed to the proposal. Staff evaluation and recommendations will be given. The Commission will then deliberate in order to come to a decision. The P&Z Commission is an appointed, not elected body. The Commission is a recommending body to the City Council. Any Commission decisions are appealable to the City Council.

1. 7:05 pm - Conditional Use Permit – Adams Elementary School, 110 North 2nd East – to keep a portable classroom

Russel Wilson, Director of Operations, Madison School District, presented the proposal. The School District wants to keep the portable classroom that is on the east side of Adams School. It is currently used to store extracurricular materials as well as after-school programs materials, and the

after-school programs are held in that structure. The after-school programs are widely used within the district. They try to keep the classes small. They want to continue to use the portable for educational purposes. He pointed out the portable location on the overhead map.

Thaine Robinson said it has been rumored that the portable had been rented out to a third party.

Russel Wilson said a pre-school uses the portable during the daytime.

Mr. Robinson asked when this permit expired.

Mr. Wilson said according to the documents he has from the City, the district did not have a Conditional Use Permit (CUP) for this portable at Adams.

There was discussion. **Val Christensen** said through staff research, there was not a specific Conditional Use Permit (CUP) for the Adams portable. **Chairman Dyer** said there was a CUP for the Adams portable with a sunset clause. **Thaine Robinson** agreed with the Chairman.

Chairman Dyer said at that time a few years ago, there were several concerns and conditions. When the perceived need was over, the Commission wanted the portable removed. It had been put in place beforehand. It is on the property line which violates setback requirements. The Commission was forced to accept a condition that was not really conducive to any City codes or practices; they did so in deference to the public and to the school. Why is the portable still there?

Russel Wilson said the school district still has a need for this portable. The school keeps adding on but the enrollment keeps increasing.

Dan Hanna asked how long the district intends for this building to be temporary.

Russel Wilson said two new classrooms were added on to Adams this year. Those classrooms are already filled; the district is bulging with students again.

Chairman Dyer said wouldn't the added classrooms alleviate the need for the temporary building?

Russel Wilson said the additional classrooms were to help keep the classrooms at the appropriate size. Currently they are not using the portable during the day this year, but they are forecasting additional enrollment growth for the coming fall. As the city grows, there will be a need for more classrooms.

Chairman Dyer said the premise for the conditional use was because of growth. The Commission was told a construction project was coming, so the need for the building was just temporary. The construction project has come and gone, and the temporary building is still here.

Russel Wilson said as the City grows, the district will have to build additional buildings.

Chairman Dyer asked if the rental of the portable classroom is for profit.

Russel Wilson said no; it just offsets the costs. The classroom was not being used at the beginning of this year, so it was rented out to a pre-school by the principal. That money goes back into the building fund for future growth.

Chairman Dyer asked for enrollment numbers or other information justifying why the subject portable should stay at its location.

Russel Wilson said he did not bring any numbers with him tonight.

Scott Ferguson said if they are not looking at future numbers tonight, this issue could go on forever.

Mary Ann Mounts said the classroom is not used during the day?

Mr. Wilson said the classroom is used for storage, and it is used for the afterschool program. The afterschool program is part of the educational process for these students.

Scott Ferguson asked why the main school building is not used for the afterschool programs rather than the portable.

Russel Wilson said both are being used.

Scott Ferguson asked how many students utilize the program.

Russel Wilson said he did not have any numbers.

The **Chair** asked Varr Snedaker, a representative of the Madison School District in the audience, if he had any of this information.

Varr Snedaker said he did not have any numbers. The school board is struggling with growth issues.

Chairman Dyer asked if this request is being steered because of enrollment and classroom space and requirements, or is the request being steered because of the afterschool programs.

Russel Wilson said if the building is removed at a cost of about twenty-five thousand dollars that would take from funds for future growth. The school district is looking at the fact that the temporary building may not be used this year, but based on growth potential, the building would probably be needed next year. Where do they draw that line and how quickly can new buildings be built? The bond process takes time.

Chairman Dyer said that was the reason given at the initial request.

The **Chair** asked if there were clarifying questions from the audience.

There were no questions from the audience.

Staff did not have any clarifications to add to the proposal.

Chairman Dyer opened the public input portion of the hearing.

In Favor: None

Neutral: None

Opposed: None

Written Input: None

Chairman Dyer closed the public input portion and asked for the Commissioners thoughts on the issue.

Thaine Robinson said the school district always puts the Commission in a tough line. Everyone here is pro-education and wants to help and promote that at all times. At the same time, going back to the initial request, he remembers it was based on the school district getting a school bond passed to have additional funds for building. That has come and gone and this is the same situation as before. He remembers the Chairman made the comment that the City deserves more than a temporary trailer.

He does not like the idea of the classroom being rented out. He does not like the idea that the time has passed on the sunset clause. He struggles with this continuing on. If the CUP is granted the applicant should not be given a long amount of time before they come back before the Commission.

Scott Ferguson said it troubles him that a specific plan for the future has not been given, such as saying things are going longer than anticipated and that they need two or three more years, etc.

Mary Ann Mounts said four classrooms are being added at another school to house pre-school classes the district will run that had been previously housed and run at the University. She wondered if those funds could have been used to add on to Adams.

Dan Hanna said his children went to Adams School. They had a good education. He does not feel he is in a position to criticize the school administration. They are operating on limited resources. If there is a need for this building, it is well screened from the street and the neighborhood. There have not been any complaints. He supports the district's decision and trusts in their management.

Thaine Robinson agreed, but trust in the management is different. Everything done has been coming to the Commission after the fact. The permit expired over a year ago, and they are now coming in with no numbers and no facts for another CUP.

Gil Shirley felt there needs to be a time limit. He would like to see just a year at a time granted to try to resolve the issue as soon as possible.

Scott Ferguson said any other applicant for a Conditional Use Permit cannot do this kind of thing. He would like to see a plan put together and presented, and then the Commission could respond to that plan. The applicant needs to show some numbers. The school district should abide by the requirements like anyone else would have to do.

Dan Hanna suggested the request should be tabled.

Dan Hanna motioned to table the Conditional Use Permit request for Adams School to keep a portable classroom, in order to allow the school district to bring in a plan within a month showing the need to keep this portable classroom. **Mary Ann Mounts** seconded the motion. None opposed. **Motion carried.**

This request has been tabled.

2. 7:20 pm - Conditional Use Permit – Madison Middle School, 575 West 7th South – to keep two portable classrooms

Russel Wilson presented the proposal. They are requesting to keep two existing portables. The portable on the west technically does not need a CUP because it is on commercial property, but it is included in this and the past request. They did move out one full grade, the 7th graders, to the new junior high. The portable on the east is being used to facilitate having smaller classes. BYU-Idaho students come in and teach the students every day, as experience toward their teaching certifications. The portable on the west was being used up until Christmas. It had an electrical issue which has been resolved. It is expected that the portable would be used in the fall, again using that space to help create smaller classes.

Chairman Dyer asked if the cost of moving the portables is the issue.

Russel Wilson stated cost is a big issue. It would take a big chunk out of the budget to move the buildings. Do they spend the money to relocate the buildings to a temporary location? Are they so detrimental to the City that they can't stay there? Do they need to put a fresh coat of paint on them? They were intending to paint them this summer. The cost to relocate the portables would be about twenty-five thousand dollars per unit to move them and set them up again. The cost would have to come out of the operating budget, which then could not be utilized for the students.

Chairman Dyer said it is unfortunate that this kind of discussion was not held when the Commission was first considering the permits. Actually, it was too late because the temporary buildings were already in place before the permits were requested.

The Chair said in reality, the plan for student occupation notwithstanding, the school district would like and therefore intends to keep these buildings in place for as long as they can.

Russel Wilson said the school district would like the buildings there for as long as they can, until such time that they can bond again. Right now, that is not an option.

Mr. Wilson said **Mrs. Mounts** had addressed the fact that the school district is building on to the Burton Elementary. They have a mandated requirement to have a pre-school for children with disabilities, starting at age 3. Along with that, they are required to have a non-disabled student one on one to participate in the program. They had an agreement with BYU-Idaho to do so. That agreement has not been working out, and they have been having troubles in the last little while; so, they elected to create a classroom addition onto Burton. Burton was the logical choice; it has the ground capacity.

Chairman Dyer said this issue originally was stated as just a temporary need. The Commission was not going to consider the portables at all because of their impacts and so forth. It was to be a temporary situation because there was bonding available, and more classrooms were forthcoming. These would not have to remain forever, and that was part of the decision making process.

Russel Wilson said the school district has bonded for the maximum they could bond for. At this point they do not want to go out for supplemental that would tax the patrons of the district if they do not absolutely have to. It is not a good time to increase taxes for anyone. They are trying to be frugal with what they have and not spend any excess money.

Chairman Dyer said it is really unfortunate that there has not been communication and dialog about this issue.

Russel Wilson said there are other schools where he would like to entertain a portable but he has not addressed this with the City, because he feels it would be a difficult thing for the City to do. The **Chair** said when there is dialog and early coordination, it opens up possibilities and alternatives; but when they are moved in and a permit is gotten after the fact, what is to be done? The Commissioners were trying to be good citizens.

It was clarified that this issue has come forward twice; permission was granted until August 2009 and then was extended per school district request, to August 2011.

Mr. Wilson clarified that he was involved when the portable was added on the west of the Middle School but was not involved before that time.

Scott Ferguson said it appears the district is basically storing the units here because it cost too much to move them.

Mr. Wilson said the portables are being stored but they are being utilized. It is expected the portables will be used because of the City's forecast of continued population growth. They do not have a plan at this time to add on to the Middle School. Where would they build a new grade school? The district is discussing these concerns.

Mary Ann Mounts asked about the resale value of the portables if the district did not see a use for them down the road. They were used when the Middle School got them.

Mr. Snedaker said the portables were new when purchased by the school district. The resale value depreciates quickly. They are not anxious to get rid of them, as it is felt they will be using them.

Mary Ann Mounts clarified that the portables are not sitting there because the school district cannot afford to move them; they do hope to use them at some point.

Varr Snedaker said the school district is sure they will have to use them; the question is where and when.

Chairman Dyer asked if the public had any questions to help clarify the request.

There were no questions from the public.

There was no additional clarifying information from staff.

Chairman Dyer opened the public input portion of the hearing.

In Favor: None

Neutral: None

Opposed: None

Written Input: None

Chairman Dyer closed the public input portion.

He stated he is struggling. There were serious concerns with these issues when they were first presented.

Mary Ann Mounts said everyone was not here from the beginning of this issue. She suggested that if the Commission is going to table one then they should table both CUP requests with the understanding that the Commission needs more data in order for a decision to be made. If the school district could come back and present their numbers from each school, showing how crowded they are and the need, then it would make the requests more compelling.

Scott Ferguson said the portables should not be called temporary units. Does the Commission have a problem with these units staying in place? Are they comfortable with them? Are they an eyesore?

The **Chair** said if the Commission had known at the time that the portables may be permanent, a CUP would not have been granted. There were concerned neighbors who gave input.

Thaine Robinson would like to treat both requests fairly and the same. If one CUP request is tabled the other request also should be tabled so the Commission can make a decision on both of them with better facts and knowledge.

Dan Hanna agreed with Mr. Ferguson that the portables are there and going to be there. It costs too much to remove them.

Mary Ann Mounts declared a perceived conflict of interest in that she teaches at the Middle School.

Dan Hanna said **Mrs. Mounts** used one of the portables. Was it harmonious to good education?

Mary Ann Mounts said she did use one of the portables, and it was a good classroom.

The Commission did not feel there was any problem or conflict with **Mary Ann Mounts** being a teacher at the Middle School in regard to this CUP request. **Mrs. Mounts** stayed on the dais as part of the Commission.

Jedd Walker said he has lived in a lot of communities. The portable trailers are what he has known. He does not see it as a problem. Rexburg is growing rapidly. He perceives the main issue is the way this was treated in the past. What conditions would be needed to make it so it is good for all parties?

Gil Shirley would like to see more of a game plan, what the need is.

Thaine Robinson said if these end up being permanent structures, there would have to be design standards for them. He would rather keep the portables classified as temporary structures for the school district's sake and for the City.

Scott Ferguson thought it is important that there be fairness in the way the policy is administered. It should be the same for the school district as it is for any neighbor. The original requests are expired. Others would not get to do that. He wants to see a better plan and he wants to see that plan followed responsibly.

Mary Ann Mounts motioned to table the Conditional Use Permit request for Madison Middle School to keep two portable classrooms, in order to allow the school district to bring in a plan within a month showing the need to keep the two portable classrooms. **Gil Shirley** seconded the motion.

Those in Favor:

Mary Ann Mounts
Winston Dyer
Thaine Robinson
Scott Ferguson
Gil Shirley

Those Opposed:

Dan Hanna
Jedd Walker

Motion carried.

This request has been tabled.

3. 7:40 pm – Development Code Ordinance No. 1026 Amendment :

Chapter 4 – add subsection b. to 4.10 Home Occupations.

b. Home Business Requirements – Home businesses must meet all the requirements of the previous Home Occupations subsection with the following exceptions.

1. All Home Business applications require a Conditional Use Permit (CUP).
2. Home businesses are allowed only in the following zones: Rural Residential 1 (RR1), Rural Residential 2 (RR2), Transitional Agriculture 1 (TAG1), and Transitional Agriculture 2 (TAG2).
3. A home business may be allowed in up to 25% of the residence and 100% of an accessory structure.
4. Up to 4 non-related employees may be allowed as per applicable.

Val Christensen presented the proposal to amend the Development Code. A couple of meetings (April 5, 2012) ago, Todd Steiner came before the Commission regarding purchasing property in the impact zone with the expectations of continuing his current cabinet business at his home. The Commission gave Val Christensen direction go ahead and put together a change that would address this issue.

The amendment addressing Home Businesses requirements will allow for more home business options in the specified zones – RR1, RR2, TAG1, and TAG2 - something looked at on the outskirts of the City. A Conditional Use Permit (CUP) would be necessary.

Chairman Dyer asked if the amendment was reviewed by legal counsel.

Val Christensen said the amendment has been reviewed by the City Attorney.

The question is does the Commission want to allow these uses in the specified zones. As the City grows out, this will become a grandfathered use as the zoning changes.

Scott Ferguson said this proposed amendment accurately reflects what the Commission asked staff to pursue.

Chairman Dyer asked if anyone in the audience had questions.

A man asked for clarification on what is being done by this change.

Val Christensen clarified the ordinance changes as specified.

Todd Steiner asked about size limitation of the building.

Val Christensen said he does not see any size limitations stated. That is an issue the Commission may want to be aware of. There does have to be a CUP, so the issue would come before them, but the only statement in the code about size of an accessory building is it cannot be larger than the home.

Thaine Robinson said if someone lives on a 5 or 10 acre lot out in the impact area and they have a modest 1,000 square foot home but need a 3000 square foot barn to work out of, he would not want someone to be limited to that. There is the land and the area. The Commission will get to look at it during the CUP process.

There was discussion on this size concern.

Chairman Dyer opened the public input portion of the hearing.

In Favor:

Todd Steiner, 888 South 5th West. He spoke to the Commission several weeks ago. His home is 1800 square feet. He currently has a 3600 square foot shop near his home. One would not know that a shop is there. What he is looking for is to build his new shop at the new home location that is in the impact area. The shop would look like a red barn. It would be about 4800 to 5000 square feet. The building would be set back off the road and landscaped. His business is not a big operation. He has one employee. If his business operation got bigger, he would not have it near his home, because he has children, and he would not want them to be around trucks coming in and out. Currently, only one truck a week makes delivery. He is for this ordinance change, which would allow him to build and have his new shop at the site of his new home.

Neutral: None

Opposed: None

Written Input: None

Chairman Dyer closed the public input portion.

Val Christensen stated that he reviewed the Rural Residential and Transitional Agriculture zones. No size limitation of an accessory building is stated. If the Commission wants to address size limitation, they should do so at this time.

Thaine Robinson asked if the Commission can specify size since it was not included in the presented amendment for hearing.

Chairman Dyer said they could do so, as it would be a recommendation to the City Council.

Jedd Walker asked for clarification of the words *as per applicable* in line item #4.

Val Christensen said that someone could have a home business and not have employees other than family.

The Commission would be reviewing such a request as a conditional use permit. The Commission would specify conditions.

The issue was discussed. It was felt that on line item #4 the words *as per applicable* should be stricken.

Size of an accessory building was discussed.

Mary Ann Mounts said to keep in mind that some areas in the specified zones may become part of the City in the future.

Jedd Walker suggested changing the wording of line item #3.

Jedd Walker motioned to recommend to City Council to approve the Development Code No. 1026 amendment for Home Occupations with changes as follows –

change line item # 3 to state: “A home business may be allowed in up to 25% of the *primary* residence *or* 100% of an accessory structure, *but in no case larger than 5,000 total square feet of all floors;*” and change line item #4 to not include the words *as per applicable* -“Up to 4 non-related employees may be allowed ~~as per applicable.~~”

Chapter 4 – add subsection b. to 4.10 Home Occupations.

b. Home Business Requirements – Home businesses must meet all the requirements of the previous Home Occupations subsection with the following exceptions.

1. All Home Business applications require a Conditional Use Permit (CUP).
2. Home businesses are allowed only in the following zones: Rural Residential 1 (RR1), Rural Residential 2 (RR2), Transitional Agriculture 1 (TAG1), and Transitional Agriculture 2 (TAG2).
3. A home business may be allowed in up to 25% of the *primary* residence *or* 100% of an accessory structure, *but in no case larger than 5,000 total square feet of all floors.*
4. Up to 4 non-related employees may be allowed.

Scott Ferguson seconded the motion.

The motion was discussed.

None opposed. **Motion carried.**

4. 8:00 pm – Rezone- Approximately 900 South 5th West – Rural Residential 1 (RR1) to Medium Density Residential 2.

Kurt Roland, Eagle Rock Engineering, 310 North 2nd East, representing Kartchner Homes. They are proposing to change the zoning from Rural Residential 1 (RR1) to Medium Density Residential 2 (MDR2) in order to have apartment complexes at the specified location, about 20 acres, which was pointed out on the overhead screen. They plan to bring up a road from the Tamana Fields location on the south and also a road up to 5th West. There will be two accesses on the south and one access on the east side of the property, 5th West.

Chairman Dyer clarified that tonight’s request is for a zone change rather than a development proposal.

Thaine Robinson said he assumed that the road coming from the south will be the road that has been pre-determined regarding the development there, lining up with it.

Kurt Roland said that was correct.

The **Chair** asked if those in the audience had any clarification questions.

A man asked for clarification of Medium Density Residential 2 (MDR2).

The **Chair** said MDR2 allows multifamily housing.

Val Christensen said 20 units per acre are allowed in MDR2. It allows buildings up to 4-plexes by right. With a conditional use, larger unit buildings can be done but with the same density per acre.

A man asked for clarification of the property included in this rezone request. It was pointed out on the overhead screen.

Staff did not have any additional clarification information.

The Comprehensive Plan preferred land use designation of the property is Low-Moderate Density Residential. Chairman Dyer said the Comprehensive Plan is the master plan or the wish list of planning for the future.

Chairman Dyer opened the public input portion of the hearing.

In Favor:

Troy Kartchner, 601 W. 1700 S., Logan, UT. He is in favor of the rezone request. In land planning, there is the need to create buffers between zones. The Comprehensive Plan designed this area to buffer the nearby school from the commercial. Regarding the subject property, there is commercial to the west and the University to the east, some residential, and there is to be commercial to the south in the future. He feels this rezone request is a good buffer for what will remain there. It is in close proximity to the University, so the traffic that will be there will be primarily short traffic to the University and back instead of traveling longer distances.

Neutral:

Jeff Jacobson, 806 South 5th West. He lives just north of the requested rezone. There are a number of homes in the area. He is concerned about future home values and what a change in this zoning would do. What can they expect down the road for development of the properties to the south and to the east – vacant properties and older homes. These are his concerns.

Opposed: None

Written Input: None

Chairman Dyer closed the public input portion.

Val Christensen gave the staff evaluation. The property is approximately 20 acres. The applicant is requesting to change zoning to MDR2, which is allowed to be considered under the Comprehensive Plan land use designation of Low-Moderate Density Residential. The zoning would allow 20 units per acre. There is the possibility that density could go higher if a Planned Unit Development is done, which would possibly entail green space, diversification of buildings, and other points to benefit the community. The City Engineer review, which addressed development issues, was read. A plat will be required for development. If the P&Z Commission finds there is not anything adverse, staff recommends the rezone request go to City Council for approval.

Chairman Dyer said the question before the Commission is shall the current RR1 zoning of the property be changed to the requested MDR2?

The Chair reminded the Commission that although it is certain that development proposals will come, all future action is moot tonight. With this request, they are talking about a land use issue and not a development issue.

Chairman Dyer said it was long ago recognized there would be commercial along the old highway. It was recognized there would be substantial retail and commercial along University Blvd. The Commission has on many occasions heard the concerns of residents along 5th West. They have done well in the past in trying to protect and preserve the neighborhoods at the same time as looking to the future. The City put this area in Rural Residential for the purpose of it being a neutral zone where they could see how things would want to develop. It helped to preserve the agricultural uses that were there. It also helped to protect and preserve the 5th West neighborhood. What has happened now is that commercial is planned to the south and the west. The area is taking shape. The subject property was planned for Medium Residential, as was pointed out tonight for a natural stepdown and buffer between some of those uses and existing residential and the University. This

proposal is an appropriate use according to the Comprehensive Plan. The Commission has to look at the neighborhood impacts and timing.

Jedd Walker said this request is similar to the Beck proposal (approximately 328 N.2nd W.) heard at a recent past meeting. The timing is right. The location is right.

Scott Ferguson agreed that the time is right. There is not a lot of resistance.

Gil Shirley also agreed.

Dan Hanna motioned to recommend to City Council approval of a zone change from Rural Residential 1 (RR1) to Medium Density Residential 2 (MDR2) for the property located at approximately 900 South 5th West. **Scott Ferguson** seconded the motion.

None opposed. **Motion carried.**

Unfinished/Old Business: None

New Business: None

Compliance: None

Non controversial Items Added to the Agenda:

1. Letter received regarding 34 North 5th West

The Chairman stated a letter that included a petition with signatures from neighbors was written by Steven and Laurene Woolf (50 North 5th West) and sent to the City for each Commissioner. The letter expresses concerns about a possible large future development at the specified location, which they would be opposed to.

The property is currently going through the building permit process for an apartment in the basement of the existing home. A lot split is also in process. At a P&Z meeting this past January the owner of the property, Keven Snell, had come to the Commission regarding setback questions.

Chairman Dyer said this citizen took the time and effort to write the Commission, and he wants to give the issue its just due. He said the residents in the neighborhood are concerned. He would like in the record that the P&Z Commissioners have received the letter, which will be given a formal response. Of great concern is that this is a concerned citizen, and there is a certain process that is followed.

Val Christensen will write a formal letter to the Woolfs, thanking them for their letter and acknowledging and addressing the expressed concerns.

2. Infill Discussion

The direction that the P&Z Commission is going in reference to infill and redevelopment was discussed. Some of the Commissioners felt that in the recent past some poor decisions were made on potential infill projects.

Val Christensen asked that the P&Z Commission work out their differences, continue to meet with the City Council in joint planning meetings, and come to a conclusion on the boundaries and scope of the proposed infill/redevelopment area.

Report on Projects: None

Tabled Requests: None

Building Permit Application Report: None

Heads Up:

May 16 – Joint City Council and P&Z Commission planning meeting

May 17 - Conditional Use Permit – 51 South 1st East

Conditional Use Permit – Approximately 149 South 1st West

Conditional Use Permit – Approximately 900 South 5th West

Preliminary Plat – Approximately 900 South 5th West – The Dunes Apartments

The meeting was adjourned at 10:05 pm.