

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
March 10, 2015 – 5:00 PM**

**MOTION: Commissioner Diane Adams
SECOND: Commissioner Todd Staheli
Approval Date: 02/23/2016**

PRESENT: Chair Ross Taylor
Commissioner Ro Wilkinson
Commissioner Julie Hullinger
Commissioner Nathan Fisher
Council Member Joe Bowcutt

CITY STAFF: Assistant Public Works Director Wes Jenkins
Planning & Zoning Manager John Willis
City Surveyor Todd Jacobsen
Deputy City Attorney Paula Houston
Planning Associate Genna Singh

EXCUSED: Commissioner Don Buehner
Commissioner Todd Staheli
Commissioner Diane Adams
Planner II Ray Snyder
Assistant City Attorney Victoria Hales

FLAG SALUTE

Chair Ross Taylor called the meeting to order and asked Commissioner Julie Hullinger to lead the flag salute at 5:00 pm.

1. **FINAL PLATS (FP)**

Consider approval of a twelve (12) lot residential subdivision for “**Cornerstone Phase 2**”. The representative is Mr. Roger Bundy, R&B Surveying. The property is zoned R-1-10 (Single Family Residential, 10,000 s.f. minimum lot sizes) and is located at approximately 3100 East and 2840 South (in the Little Valley Area). Case No. 2015-FP-001 (Staff – Todd Jacobsen).

Todd Jacobsen presented the item with no comments.

MOTION: Commissioner Ro Wilkinson made a motion to accept Cornerstone Phase 2 and authorize chairman to sign.

SECONDED: Commissioner Nathan Fisher seconded the motion.

AYES (4)

Commissioner Ro Wilkinson

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

2. **LOT LINE ADJUSTMENT (LRE)**

Consider approval of a lot line adjustment for “**731 & 735 North Industrial Road**”. The representative is Mr. Marc Brown, Brown Consulting Engineers. The property is zoned

Todd Jacobsen explained that the lot line is closer to the building in the back. They want the line to be equidistant between the two buildings. Shifting the lot line allows better circulation for the trucks. There are no easements associated with this one.

Deputy City Attorney Paula Houston asked if the building on 735 North meet the setbacks.

Todd Jacobsen said yes, the smallest distance is 26’ and the requirement is 10’.

Deputy City Attorney Paula Houston asked if the drive entrance to 731 North is an easement access or do they own it. Is it paved?

Todd Jacobsen said it is paved. The access is a 25’ easement granted between the two lots to the building on the back.

Deputy City Attorney Paula Houston asked if the access is remaining the same.

Todd Jacobsen said it was.

MOTION: Commissioner Nathan Fisher made a motion to recommend approval of the lot line adjustment.

SECONDED: Commissioner Julie Hullinger seconded the motion.

AYES (4)

Commissioner Ro Wilkinson

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

3. **FINAL PLAT AMENDMENT (FPA)**

A. Consider approval of a fourteen (14) lot residential subdivision amendment for “**Escalera Phase 5 Amended**”. The representative is Mr. Bob Hermandson, Bush & Gudgell. The property is zoned RE-12.5 (Residential Estates, 12,500 s.f. minimum lot sizes) and is located at 1938 East 1200 North Circle. Case No. 2015-FPA-008 (Staff – Todd Jacobsen).

Todd Jacobsen explained that this is the lot that had the Parade home. The pool crosses the lot line so they are swinging the lot line over to correct the pool. It is moving 4’.

Deputy City Attorney Paula Houston asked if the pool is out of the easement.

Todd Jacobsen said it’s still in the easement.

Deputy City Attorney Paula Houston asked if there are utilities there.

Todd Jacobsen said there are none there.

Chair Ross Taylor clarified that this is to correct an error.
Todd Jacobsen said yes, this is to correct on paper the mistake made on the ground.

MOTION: Commissioner Ro Wilkinson made a motion to accept item 3a with approval from legal counsel and staff and authorize chairman to sign.
SECONDED: Commissioner Nathan Fisher seconded the motion.
AYES (4)
Commissioner Ro Wilkinson
Chair Ross Taylor
Commissioner Nathan Fisher
Commissioner Julie Hullinger
NAYS(0)
Motion carries.

- B. Consider approval of a twenty-four (24) lot residential subdivision amendment for **“Gentry Lane Amended”**. The representative is Mr. Bob Hermandson, Bush & Gudgell. The property is zoned RE-12.5 (Residential Estates, 12,500 s.f. minimum lot sizes) and is located at approximately 3000 South and Gentry Lane (in the Little Valley area). Case No. 2015-FPA-009 (Staff – Todd Jacobsen)

Todd Jacobsen presented that this was recorded a few weeks ago. The trail was built a bit differently than what is recorded. The Parks Department is okay with the adjustment. This is also to correct on paper what was built on the ground.

Councilman Joe Bowcutt asked if the trail still meets the width.

Todd Jacobsen said yes, the trail is still 15’ wide.

Deputy City Attorney Paula Houston added that this item will be subject to legal approval for some language modification on the plat.

MOTION: Commissioner Julie Hullinger made a motion to approve item 3b subject to legal approval and authorize chairman to sign.
SECONDED: Commissioner Ro Wilkinson seconded the motion.
AYES (4)
Commissioner Ro Wilkinson
Chair Ross Taylor
Commissioner Nathan Fisher
Commissioner Julie Hullinger
NAYS(0)
Motion carries.

4. **PRELIMINARY PLAT**

- A. Consider approval of a preliminary plat for a nine (9) lot commercial subdivision for **“The Fields at Mall Drive”**. The applicant is Suburban Land Reserve and the representative is Mr. Dan McCay. The property is zoned PD-C (Planned

Development – Commercial) and is located at 3000 East and Mall Drive. Case No. 2015-PP-007. (Staff – Wes Jenkins).

Wes Jenkins presented the following:

This recently came forward as a zone change. Some issues with the project - there is a low spot in 3000 East. There is a ditch to be relocated which will dump into the Virgin River. The property south of Mall Drive will be dedicated to the City. We'll need to work out the accesses over City property so that will need to be discussed. The City will deal with the culverts but the accesses are to be maintained by the developer.

Commissioner Nathan Fisher asked if that would be addressed with the development agreement. Wes Jenkins said yes it would.

Councilman Joe Bowcutt asked about the relocation of the drainage ditch. Wes Jenkins explained where it is moving and where the drainage goes.

Wes Jenkins stated that the southern entrance on 3000 East is a RI/RO for delivery trucks only but still needs to be worked out.

Chair Ross Taylor said that is difficult for a truck to turn right out of there.

Wes Jenkins said that's why we're still working it out.

Commissioner Ro Wilkinson asked why the project name is the Fields at Mall Drive. It sounds like the Fields at Washington rather than being a project in St. George. Is that going to change?

Wes Jenkins answered that staff has brought that up and it is not going to change.

Commissioner Ro Wilkinson said it is confusing to the general public because a lot of people think that the Fields at Little Valley are part of Washington.

Councilman Joe Bowcutt asked if more property will be given up on 3000 East.

Wes Jenkins said normally we do a pork chop but it doesn't work with semi trucks. I would like a one way where they pull in on 3000 East and exit to the west.

Councilman Joe Bowcutt asked if the owner needs to give up more property.

Wes Jenkins stated a deceleration lane may be necessary.

Councilman Joe Bowcutt noted that that would change the Preliminary Plat.

Chair Ross Taylor asked if the delivery trail goes all the way over to the western street.

Wes Jenkins said it does so that's something to work through with the design process.

Commissioner Nathan Fisher asked if there is parking behind the retail shops.

Wes Jenkins said yes, that is probably for employees of the retail shops. The retail shops will have some cross parking and cross access agreements.

Councilman Joe Bowcutt asked if each retail shop would need to stand alone.

Wes Jenkins said they have provided the parking for the retail shops but the pads would have to stand alone for their parking.

Commissioner Nathan Fisher clarified that the pads will have to provide parking within the pad area.

Deputy City Attorney Paula Houston said approval is subject to the development agreement which will address many of these issues.

Chair Ross Taylor asked that the truck delivery be explained by the representative.

Ray Alton stated that we know that is tricky because we can't do a pork chop. Once the preliminary plat is approved we'll submit construction drawings that will tweak that access.

Chair Ross Taylor asked if they could circulate clear through to the other street.

Ray Alton said that is a possibility.

Chair Ross Taylor said that would be helpful to all the tenants and to the trucks.

Councilman Joe Bowcutt asked what the timeframe on the road to the west is (2780 East).

Ray Alton said we are designing it. I don't know if it is coming forward with Lin's or the other retail areas.

Chair Ross Taylor noted that if it is part of your circulation it would be beneficial to do it sooner rather than later.

Commissioner Nathan Fisher stated that the plat shows the road, so won't it come forward now?

Ray Alton replied that they are phasing the project so that road would come forward with a later phase. That is the intent but we can bring it up with the developer. They won't want to improve it until those tenants come in. With just Lin's they can go around Lin's and come out onto Mall Drive. We can look into the circulation. If we can restrict left turn into the drive from 3000 East that is what we want to look at.

Councilman Joe Bowcutt said that people will try to use that access.

Commissioner Nathan Fisher asked if phase 1 includes the store and the retail pads.

Ray Alton said it is just Lin's for now.

Chair Ross Taylor said the retail spots should be platted out to identify where they are.

MOTION: Commissioner Nathan Fisher made a motion to recommend approval of the Preliminary Plat conditioned on legal approval of the development agreement that has terms that are satisfactory to the City for not just the global preliminary plat but the phasing as well.

SECONDED: Commissioner Julie Hullinger seconded the motion.

AYES (4)

Commissioner Ro Wilkinson

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

- B. Consider approval of a preliminary plat for a four (4) lot residential subdivision for "**Blackberry Court Phase 3.**" The applicant is Mr. Blaine Webber and the representative is Mr. Alan Hall, Rosenberg Associates. The property is zoned R-1-10 (Single Family Residential, 10,000 s.f. minimum lot sizes) and is located at Blackberry Circle. Case No. 2015-PP-006. (Staff – Wes Jenkins).

Wes Jenkins presented that this plat is to finish off the cul-de-sac. It will add four lots to the cul-de-sac. It has been graded. The contours on their drawing looked like the drainage was negatively impacting adjacent lots. They have revised the drawing so the contours are accurate and convey out to an open field.

Chair Ross Taylor asked for clarification on the drainage.

Wes Jenkins explained that the subdivision above these lots is lower than Blackberry. It looked like the drainage was going north by the contours but the applicant said they are not. The rainage will go west.

Deputy City Attorney Paula Houston asked if this plat is in the flood plain.

Wes Jenkins said it was originally. The northeastern lot was in the floodplain when another plat came forward and they removed it because it wasn't raised up yet so that is why it is part of this plat now. They are out of the floodplain but they are in the erosion hazard boundary and will need erosion protection for the lots.

MOTION: Commissioner Nathan Fisher made a motion to recommend approval of preliminary plat for Blackberry Court Phase 3.

SECONDED: Commissioner Ro Wilkinson seconded the motion.

AYES (4)

Commissioner Ro Wilkinson

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

5. **CONDITIONAL USE PERMIT (CUP)**

Consider a request for a Conditional Use Permit for permission to use a landmark site as a vacation rental. The property is located at **295 South Main Street**. The zoning is RCC (Residential Central City). Case No. 2015-CUP-005. (Staff – John Willis).

John Willis presented the following:

This is an existing landmark site and was one of the first established. It is known as the Miner Grant Prisbey home. Not only is the home a landmark but so is the Mulberry tree. Recently the Planning Commission has recommended that vacation rentals be conditionally permitted for landmark sites as well. The difference between the B&B and vacation rental is an on-site owner/manager. Parking at this location – it was previously the Book Loft. They are proposing 3-4 bedrooms and will provide 4-5 on site parking spaces. It fronts on Main. Zoning is RCC. The applicant intends to rent to groups with occupancy of 8-10 individuals. Renting to a group rather than having multiple units will limit the parking demand. Staff does recommend that if the tree were to be modified the City Forester be contacted. There are suggested conditions listed in the staff report from previous cases. Findings will also need to be address in the motion.

Councilman Joe Bowcutt asked if renting to groups rather than individual rooms needs to be an agreement with the City.

Deputy City Attorney Paula Houston said it does. That can be covered in the findings as far as mitigating traffic.

Commissioner Nathan Fisher asked if we police short term rentals enough to make it effective?

Deputy City Attorney Paula Houston replied that if we get a complaint then we look at the conditions and the conditional use can be pulled if they are not complying. We don't go out and look for them but do follow through when complaints are submitted

John Willis added that the applicant will be pulling permits to renovate the inside so that is another way we can verify that this is one overall unit.

Chair Ross Taylor noted that the applicant has suggested as many as 8-10 people there at one time. There is a sensitivity to noise level so one finding could be applicable is that the applicant's contract states noise cannot disturb the neighborhood.

Deputy City Attorney Paula Houston advised that other issues can be addressed through the findings such as the number of people or vehicles.

Commissioner Nathan Fisher asked if the City's noise ordinance already regulates that.

Deputy City Attorney Paula Houston said it does cover some of the issues but there are not specified hours in the ordinance. It says "unreasonable noise".

Chair Ross Taylor said the contract could address potential noise issues.

Commissioner Ro Wilkinson asked if there is ample parking for that amount of people on-site.

John Willis explained that the standard is one per unit for a hotel so they meet that standard.

Commissioner Ro Wilkinson said the outside is in disrepair and I would say they need to update the landscaping as well.

Commissioner Nathan Fisher stated they do have to come in with substantial improvements.

John Willis added that the applicant does intend to put money into the site. It is a landmark site so any exterior modifications would go to Historic Preservation Commission and City Council for approval.

Deputy City Attorney Paula Houston inserted that the items can be required if it is a concern as part of the significant improvements.

Commissioner Nathan Fisher added that we cannot force him to do improvements later we can only approve what is here now and then add conditions of approval. Ordinance does say that they must maintain the nature of the historic home so we don't have to worry about that part.

Chris Potter

As far as renting to large groups, 8-10 people is pushing it for this property. I would prefer smaller groups for less wear and tear. I will improve it to a level that I want to monitor the flow through there. As far as improvements – all the books are gone now, but there are floor boards that have been eaten away and it needs a lot of work. I've got to renovate everything eventually. I'll update the landscaping otherwise people won't want to rent. I called the City Forester, and he told me that the City doesn't have jurisdiction and I asked him to send an email and he never did. The tree looks like it's about to fall so it really needs some help.

Deputy City Attorney Paula Houston stated that the City's jurisdiction is only over street trees so if Planning Commission wants to preserve the tree it needs to be a condition of approval.

Commissioner Nathan Fisher added that we need to keep in mind the safety of the property and the occupants. If we require the tree to be maintained I consider it a risk.

John Willis inserted that the City Forester examining the tree would be beneficial.

Councilman Joe Bowcutt stated that stipulation then creates liability for the City.

Deputy City Attorney Paula Houston advised that if you want to keep it say so but condition that someone look at and determine if it's safe to keep. If a licensed arborist says it is not safe then they can remove it. A third party, not the City Forester should look at it.

Chair Ross Taylor advised that the applicant may want the rental contract to address the same items the city would be concerned with.

Chair Ross Taylor opened the public hearing

Phillip Rebber 254 S Main, also chairman of Primrose HOA across the street

Our group is concerned about the vacation rental being across the street from us. We don't want to prohibit development and appreciate your concerns. We're in a very impacted area. We're impacted by traffic and several half way houses in our community. It's hard for us to continue accepting these things. They are not very compatible and we're already on a busy street. Having a facility like that with additional traffic in and out will make it more difficult for us. The parking should be on site because there are already a lot of people who park on the street. Noise was also a concern. Not having an onsite person there to control the activities makes it possible to have 8-10 individuals there being a bit too much for the neighborhood. We hope there can be a better use for the house.

Chair Ross Taylor closed the public hearing

Commissioner Nathan Fisher stated that vacation rentals allowing multiple groups is my concern because of noise and parking. The real question is how to police or limit that. On the parking – I have been to that building and you can get into that concrete area pretty well but if there are multiple vehicles it is hard to get out again. It would nice for staff to work with them for a parking scheme that is useful and reasonable. They should have enough space there. I think a limitation could be that on street parking would not be allowed because the assumption is they will park on Main Street because that is where the front door is. We can also put a curfew for noise. As far as management – there needs to be something in there that if something occurs when being rented there needs to be a local management company or individual who would deal with issues as they come up. Many neighborhood issues can be solved with that.

Chris Potter said that the real estate company is three blocks away. Tenants can have the office number and my cell number.

Councilman Joe Bowcutt asked if neighbors can have access to a cell number as well.

Chris Potter said yes.

Chair Ross Taylor said we're thinking of things that have occurred previously and getting in touch with a responsible person is not always easy. I think it would be beneficial to have the phone number posted so people can call at any time.

Commissioner Ro Wilkinson asked if there are many complaints regarding short term rentals.

Deputy City Attorney Paula Houston said it depends on the management of the rental. It is usually large groups that become a problem.

Chris Potter added that there are actually very few homes that have a CUP for this type of rental. Aren't complaints for illegal short term rentals?

Deputy City Attorney Paula Houston said right –most are in illegal short term rentals but there are also some in the permitted areas.

Chris Potter explained that one reservation I had on this project was the number of listings on VRBO for St. George is up 13% in the last few months. More than half are illegal. I know the areas that are approved for nightly rentals. There were 342 listings yesterday. You really don't want those illegal rentals by you – you want a rental like this that has a CUP and is closely watched by someone who is invested in the property. This is also a big lot and not an illegal rental that has another house 20' away.

Councilman Joe Bowcutt said that one of the challenges for any vacation home is that the neighbors are the ones who suffer. By the time a complaint goes through the person who was renting is gone. Unless that is controlled there can be problems. It has to be monitored.

Commissioner Nathan Fisher said there are some things a management company might turn a blind eye to. All it takes is a few complaints to the City and the City can determine if the conditions are being met. If they are not, the CUP can be pulled. The neighbors are going to be the best police for an item like this. I believe the applicant has enough self interest with this property to manage it well.

Chair Ross Taylor noted that the motion needs to include the findings. A suggested item for noise is that there will be a statement in the contract that excessive noise noticeable to the neighborhood is not acceptable, no items with dust or odors need to be included, signs and posters should be addressed, and occupancy can fall under traffic but needs to be addressed.

Chris Potter said there will most likely be four bedrooms with 2 people a bedroom and a pull out bed, so 10 people maximum.

Commissioner Nathan Fisher noted that we need to limit it but not knowing the number of bedrooms I think we should state 2 per bedroom and 2 in the front so if 3 beds max at 8, or 4 bedrooms max at 10 – it should be reasonable to the number of rooms.

Chair Ross Taylor asked if a 10 person maximum is sufficient.

Chris Potter said there are only 2 bathrooms so I think 10 will suffice.

Chair Ross Taylor said the set maximum would be 10 occupants for nightly lodging.

Commissioner Nathan Fisher inserted; unless there are only 3 bedrooms.

Councilman Joe Bowcutt asked what happens if there are 10 people in there and the property manager comes over to kick them out in the middle of the night – it's not going to happen. There has to be some kind of deposit.

Chris Potter said there will be a deposit of \$500-\$1000. This isn't a low budget rental. They're paying \$200-\$300 a night base rate plus the 200-300 cleaning fee. They pay an 11.5% transient

tax. It really does add up. There is also the deposit. This will have better renters than some long term. I may scale the rate depending on the occupancy.

Chair Ross Taylor added that an identified quiet time would also be needed in the contract. Is 11:00 pm reasonable?

Deputy City Attorney Paula Houston said the policy is not before 6:00 am or after 9:00 pm for construction. For other items it is 10:00 pm.

Commissioner Ro Wilkinson said that in her HOA quiet hour is 10:00 pm unless it is a weekend then it is 11:00 pm.

Chris Potter agreed that 11:00 pm is reasonable.

Chair Ross Taylor said another finding would be for public health; the phone number of someone available needs to be posted so the neighbors can make that call and that will help and will comfort the neighbors.

Commissioner Nathan Fisher noted that a limit on vehicles may be necessary. I can see if someone brings a boat or trailer they wouldn't be able to park on site so we may need to allow off street parking on a limited basis.

Deputy City Attorney Paula Houston said that RVs and such are not allowed on the street – there should be enough on site but whether they park onsite or not is hard to enforce.

Commissioner Nathan Fisher noted that the CUP won't be revoked for parking because we have a hard time proving it so we just need to make sure there is sufficient parking on site.

John Willis stated there is room for 4-5 parking stalls if they don't stack. If it's one group they can stack to allow more vehicles on site.

Commissioner Nathan Fisher noted that the condition should then be that the parking area not be reduced in size by any means.

MOTION: Commissioner Nathan Fisher made a motion to recommend approval to City Council the CUP Item 5 on the agenda with the following conditions designed to minimize the impact of the CUP on the community and neighbors:

1 – as to the condition of landscaping there be significant improvement to what is existing in order to make it attractive and unobtrusive and that it be maintained in that condition throughout the tenure of the CUP

2 – only one group be allowed to rent the facility at a time; no combining groups of any manner and no more than 10 tenants be allowed overnight at any time and in the event that the number of bedrooms be less than four the number of tenants be reduced by 2 per bedroom unit

3 – require local manager for facility and that manager is available at all times of occupancy to ensure that the rooms are clean between rentals or groups and that at the very least if the group is there longer than a week it be cleaned at least one a week and that the contact information for the local manager be on the property visible at all times not to just the occupants but to the neighbors as well

4 – the applicant maintain the size of the existing parking – parking can be increased but not decreased

5 – the tree in the front of the house be inspected by an arborist, someone licensed and qualified and if the tree can be preserved it is done so and the recommendations of the

licensed professional be followed

6 – the applicant restrict noise on the premises after 11:00 pm so it is not noticeable inside the homes of the adjoining neighbors

7 – the onsite parking is developed b the applicant be approved by staff for configuration

8 – the applicant comply with code requirements for hotels except the on-site manager is not required and the rooms do not need to be cleaned daily but at least weekly and between groups

9 – the records related to this business be maintained by the manager at the managers facility or office

10 – if the building is not used as a vacation rental it shall revert back to SF use and the CUP be terminated and any other use would have to be presented as a new CUP application

11 – not to be used as office or commercial or retail unless approved with new CUP

SECONDED: Commissioner Ro Wilkinson seconded the motion.

AYES (4)

Commissioner Ro Wilkinson

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

6. GUEST HOUSE

Consider a request for a guest house to exceed the maximum allowable floor area of four hundred square feet (400 s.f.) and a basement. The property is located at 2051 West 450 South. The zoning is R-1-10 (Single Family Residential, 10,000 s.f. minimum lot size). Case No. 2015-GH-001 (Staff – John Willis).

John Willis presented the following:

The applicant has modified the application. Originally the submittal had a basement request but now they want storage on the main floor and not a basement. The approval is per the Planning Commission it is not a recommendation. You may hear the original submittal or the revised. You may decide if you want to hear the revised or table until next meeting. The overall footprint is 448 s.f.. The livable s.f. is 352 s.f. and then 96 s.f. storage.

Chair Ross Taylor asked how the storage was separated.

Gregg Smith said the storage would be accessible through the living space to limit the number of exterior doors. We had two plans – slab on grade with storage or basement plan. We wanted a pool house and also some storage space.

Deputy City Attorney Paula Houston asked how large the storage area would be.

Gregg Smith said 8x12.

Chair Ross Taylor advised that if the storage had its own entry and wasn't accessible from the inside it would give some comfort. As is, the storage can be more livable space. A separate entrance would help.

Deputy City Attorney Paula Houston stated that someone in the future would rent it out as two rooms rather than a storage area and that's the concern.

Commissioner Nathan Fisher stated that we have to look at the worst case scenario. It would be better as not livable space.

Deputy City Attorney Paula Houston noted that in the past there have been approvals for guest houses with storage space but the storage area was smaller where you can't put a bed in there.

Gregg Smith asked if the recorded deed restriction prohibits that.

Commissioner Nathan Fisher noted that monitoring becomes an issue.

Gregg Smith said the overall footprint can be reduced to less than 400 s.f.

Chair Ross Taylor said that if the size is reduced below 400 s.f. the Planning Commission would not need to hear the item. So you're going to withdraw this and we won't act tonight?

Gregg Smith said he would withdraw the request and bring something forward if necessary.

7. **MINUTES**

Consider approval of the minutes from the October 10, 2014, December 09, 2014, January 13, 2015 and January 28, 2015 meetings.

The minutes were tabled to be heard at a later date.

ADJOURN

<p>MOTION: Commissioner Nathan Fisher made a motion to adjourn SECONDED: Commissioner Julie Hullinger seconded the motion. Meeting adjourned at 6:51 pm.</p>
