APPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
MAY 8, 2019

The American Fork City Planning Commission met in a regular session on May 8, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present:	John Woffinden
	Rod Brocious
	Christine Anderson
	Harold Dudley
	Rebecca Staten
	Eric Franson
Absent:	Chris Christiansen
	Geoff Dupaix
Staff Present:	Scott Sensanbaugher, Public Works Director
	Ben Hunter, Engineer
	Adam Olsen, Senior Planner
	Wendelin Knobloch, Planner
	Terilyn Lurker, City Recorder
Also Present:	Mike Hathorne, Gary Huntsman, Jessica and Jerimy Vosika, Robert Green

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

2. Hearing, review and action on a land use map amendment from the Residential Medium Density to the General Commercial designation located at 55 East 400 North

3. Hearing, review and action on a zone map amendment from the R-1-7,500 Residential to the GC-1 General Commercial zone located at 55 East 400 North

Mr. Olsen indicated that agenda items two and three will be discussed together and voted on separately.

Mr. Olsen stated that the International Foursquare Gospel Church is looking to sell its building and adjacent property. The building was originally used as a seminary building for the former American Fork High school, located where the Fitness Center now stands. It has served as a church for a number of years. A potential buyer wishes to convert the building and adjacent yard area into a pet grooming business.

While the property is zoned residential, the Development Code allows certain types of businesses to operate in a residential zone, through a historic building conservation project (17.7.801). Some of the uses allowed within a historic building conservation project are as follows: professional office, art gallery, reception center, restaurant, bed and breakfast, craft shop, pre-school, and child care. A provision allows the Planning Commission to allow "other uses…determined…to be similar in character to those identified in this section, subject to such conditions as may be attached to ensure that the conduct of the use will be in harmony with the intent of the historic building conservation projects…" (17.7.801.C.11).

Planning staff cautions against land use and zone map amendment; as—if approved—will allow any use within the GC-1 zone. The GC-1 zone allows such uses as: manufacturing, retail yards, office-warehouse, and other semi-industrial uses. The Development Code allows for commercial uses within historic structures, not located in commercial zones, through the historic building conservation provisions. Should the Planning Commission find that a pet grooming/day care business is an acceptable use of an historic structure, and conditions have been set to adequately assure the use will not negatively impact surrounding neighbors, the use may be approved.

Chairman Woffinden asked if the land use proposal was not approved, would the zone map change also be denied as well?

Mr. Olsen replied that there would need to be two motions either way, so that would not be the case.

Mr. Franson concurred with the staff's recommendation.

Mr. Hunter indicated that the Engineering Division had no additional comments.

Public Hearing Opened – Land Use Amendment

Gary Huntsman, representing the seller's realtors, expressed approval of the business run by the buyers. He indicated that the neighbors wouldn't be infringed on. The dog-grooming business would be a great benefit to the community, and this building would be a worthwhile location.

Chairman Woffinden pointed out that the parking lot is owned by the city, and asked if they had contacted the city for their permission to use it. He also asked if the dogs would be outside, creating a noise and/or sanitation problem.

Mr. Huntsman replied that minimal parking is needed, the site has plenty of parking and the city has given their permission. The dogs would be groomed inside, they groom around 8 dogs per day for approximately 4 hours per dog.

Jessica Vosika of Furrytail Transformations, prospective owner of this property, currently operates their business from their home in Lehi. The dogs are kept indoors, parking needs are minimal. They are growing quickly, there is a huge demand and a shortage of dog groomers. The city and their business would have shared use of the parking lot. Their business closes at 5 pm.

Mr. Robert Green, sales manager for Huntsman Realty, has had several discussions with the city regarding the parking lot sharing. The city told him that they need that parking for large events

such as swim meets. He indicated that there is a pull-out in the front where people can come do quick drop offs and pick-ups. He said that the city had sent representatives to look at the property for other uses as well.

Mr. Brocious asked how many dogs they groom on an average day.

Ms. Vosika replied that they groom in clusters of 3-4 each hour, and dogs generally stay from 1 to 4 hours. They appreciate that this location would give them room to grow, and they plan to stay here long term.

Chairman Woffinden pointed out that if they allow the zone change to commercial and the grooming business moves, they are stuck with a commercial zone in the middle of residential use.

Ms. Anderson was not excited about approving a zone change to commercial, but asked if it would fit in a historic conservation zone.

Mr. Olsen replied that this would be a decision for the planning commission to make, if a site plan was turned in then it would need to be advertised appropriately so that concerns could be discussed. Feedback from the commissioners would be helpful to the proposed development. He is concerned that if a zone change was approved, a business such as a warehouse could end up next door to the fitness center.

Ms. Anderson asked if the look of the building would change, for example, would there be large signs?

Mr. Jeremy Vosika, replied that they intend to use the church signage in the front, and keep the building largely looking the same, but replace some worn out siding, etc.

Mr. Franson said that if they are going to use the historic code, the building ought to be conserved as much as possible, and that commissioners should be able to see a site plan.

Mr. Green asked who is responsible for creating the site plan, and Mr. Olsen said that it was the responsibility of the applicants. This could be a fairly simple footprint that shows parking, floor plan, intended uses, etc., but the more information it shows, the better.

Public Hearing Closed – Land Use Amendment

Public Hearing Opened – Zone Map Amendment

Public Hearing Closed – Zone Map Amendment

Mr. Dudley asked for a general idea of where the other commissioners stood on this proposed change. If a site plan was necessary, then the proposed change couldn't happen tonight. Parking would be an issue to be addressed. Mr. Green was instructed to work with Camden Bird at the city, he is in charge of the facilities.

Ms. Vosika stated that they need to work out the issue of handicapped parking.

Ms. Staten asked where the church parking had been? Mr.Olsen said that since the church met on Sundays, they had an agreement with the city to use the fitness center parking on that day. Mr. Green said that there was not a parking lot that was attached to the church.

Ms. Anderson asked what the days of operation would be, Ms. Vosika stated that it would be open Monday through Friday.

Mr. Brocious expressed his concern that if there was no zone change, then every time that a business turned over they would need to have a new site plan approved.

Mr. Olsen stated that the turnover has been minimal in these type of historic agreements.

Mr. Franson moved to recommend denial of a land use map amendment, at 55 E. 400 N. from the Residential Medium Density designation to the General Commercial designation.

Mr. Dudley seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Rod Brocious	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Rebecca Staten	**Aye**

The motion carried.

Mr. Franson moved to recommend denial of a zone map amendment at 55 E. 400 N. from the R1-7,500 Residential zone to the GC-1 (General Commercial) zone.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Rod Brocious	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Rebecca Staten	**Aye**

The motion carried.

4. Hearing, review and action on a zone map amendment from the I-1 Industrial and M-1 Marina zones to the PI-1 Planned Industrial zone located in the area of 1500 South 100 East

Mr. Olsen stated that the property was annexed into the City in 2015 and given various zone designations: PI-1, I-1 and M-1. PI-1 was designated along the 1500 South corridor, and a large area adjacent to both 1500 South and 500 East. The I-1 zone was placed in the interior of the annexation area, and the M-1 zone was placed south of a future 1700 South.

Subsequent to the annexation and initial zone classifications, the City, at the request of the property owner, vacated a curved portion of the 1700 South alignment; opting to continue it directly west.

The applicant requests that the interior of the area be a consistent PI-1 zone. This complies with the underlying Land Use Plan designation of "Design Industrial". The applicant intends to develop the area as an office/warehouse development. Office/warehouse developments are allowed pursuant to the PI-1 zone.

Mr. Hunter said that the Engineering Division has no concerns regarding the proposed zone change.

Mr. Franson asked about the small island of I-1 zoned property that would remain. Mr. Olsen stated that it is owned by another property owner who uses it for storage.

Public Hearing Opened

Public Hearing Closed

Ben Week, representing Roderick Enterprises, is planning to build a high-end industrial park, this is the last phase.

Ms. Staten moved to recommend approval of the zone map amendment to the PI-1 zone, in the area of 1500 South 100 East.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Rod Brocious	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Rebecca Staten	**Aye**

The motion carried.

5. Hearing, review and action on Dixie Farms Plat G Flexible Lot PUD project located in the area of 800 South 800 West in the PR 3.0 Planned Residential zone

Mr. Olsen stated the property consisting of "Plat G" was recently annexed in order to close a gap in the larger Dixie Farms development. The area was zoned PR-3.0, to match surrounding zoning of annexed areas.

Plat G consists of 6 lots. The Development Code outlines provisions for developing under a Flexible Lot scenario. Throughout the entire development, the applicant has provided a range of lot sizes between 7,500 sq. ft. and 16,000 sq. ft. Trail corridors meander through the subdivision, providing access from the linear park to the north to the Utah Lake Shoreline Trail/open space shoreline area to the south.

The applicants received Planning Commission approval for modification of lot sizes within the Flexible Lot PUD in order to harmonize development within the project. The proposal increased

the number of medium sized lots (7,500 to 9,000 sf), and decreased the number of two-family lots that would be allowed per the Development Code.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development.

Public Hearing Opened

Public Hearing Closed

Ginger Romriell, representing ADG, said that this closes the gaps in their development.

Mr. Brocious moved to recommend approval of Dixie Farms Plat G with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

Ms. Staten seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Rebecca Staten	**Aye**
Rod Brocious	**Aye**

The motion carried.

6. Review and action on the final plat for Mitchell Farms Plat B, located in the area of 860 West 760 North, in the R-1-12,000 Residential zone

Mr. Olsen stated that the preliminary plan for Mitchell Farms Subdivision was approved by the Planning Commission on October 4, 2017. The final plat of Plat B has been submitted for review and action. Plat B consists of 12 lots. The area was annexed into the City under the "Mitchell Farms Plat A Annexation". At the time of annexation, the property was given the R1-12,000 zone designation. All lots have been sized in accordance with the requirements of the R1-12,000 zone. Lot sizes in Plat B range from .28 acres to .32 acres.

Mr. Franson asked to see the big picture of the proposed plat, Mr. Knobloch displayed the plans.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development, there are no additional comments or concerns.

Ms. Anderson moved to recommend approval of the final plat of Mitchell Farms Plat B, with the findings and conditions listed in the staff report, and subject to any findings, conditions, and modifications listed in the engineering report.

Mr. Franson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**

Christine Anderson	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Rebecca Staten	**Aye**
Rod Brocious	**Aye**

The motion carried.

7. Hearing, review and action on the preliminary and final plat for Stonecreek Plat C located in the area of 700 South 290 West in the PR 3.0 Planned Residential zone

Mr. Olsen stated that Stonecreek Plat C is a 72-lot phase of an overall 143-acre development. The preliminary plan is being processed concurrently with the final plat, and there will be one motion to recommend approval of the final plat, should the Planning Commission recommend approval. The final plat is consistent with terms of a preliminary plan approval.

Plat C is located directly west of the Harbor Village Subdivision. 700 South will be constructed and continued to the west of where it currently ends in Harbor Village. Plat C is located largely south of 700 South; a few lots located north of 700 South. Access to Plat C will be off of the 700 South extension, as well as off of 840 South, which will be extended to the west, from Stonecreek Plat A. A small, interior park area will be present.

Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters. Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3 units per acre. Plat C is the third phase in a 143-acre development, with an overall density of 3 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0 zone.

As with plats A and B, the applicants request Planning Commission consideration and allowance for modification of building site requirements; allowing the ability to average lot sizes in order for greater overall consistency. This modification is allowed pursuant to Sections 17.7.401; allowing the "harmonizing (of) development within a project". The Planning Commission may, but is not required, to make this finding. A finding allowing the modification is offered below.

Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area provides for 26% open space upon buildout. Plats A and B proposed dedication of land to the City upon approval. However, this dedication has not yet occurred. A condition of approval is proposed, providing for the dedication of land as approved in previous plats. Ultimately, the City will have area for a larger, regional type park upon completion of the Stonecreek development.

Ms. Anderson had concerns that some of the plans for trees didn't seem balanced.

Mr. Hunter stated that the trail on the master plan will be dedicated, 700 South is identified as a collector, there will be a 72 ft. right-of-way including 7 ft. bicycle path, a 5 ft. sidewalk, and a 6 ft. park strip. There won't be street parking because of a narrow 4 ft. shoulder. The bicycle path

will connect to Harbor Village to the east, additional park space will be dedicated prior to construction. He has no additional concerns or questions.

Ms. Staten noted that there are several double-frontage homes. She is wondering what the code is for such homes, where the frontage will be, etc.

Mr. Olsen said that 700 South will not have access to those homes, it will be accessed by 720 South. Green space will be maintained by the HOA, with a fence at the end of the lot, similar to Harbor Village.

Ms. Staten reminded commissioners that the current wall has been damaged several times by vehicle accidents, she wondered how that would be handled in this plan.

Mr. Olsen said that he believes that it will be maintained by the HOA.

Public Hearing Opened

Public Hearing Closed

Mr. Garrett Seely, representing Woodside Plans, states that the HOA will maintain up to 10 feet behind property line.

Chairman Woffinden expressed displeasure with the geotechnical report and its problems such as conflicting liquefaction details and basement/no basement requirements. He indicated that he will oppose this proposed development and he hopes that it gets Earth Tec's attention.

Mr. Seeley said that basements will be prohibited. He said that the lack of trees on the street was an oversight.

Mr. Franson moved to approve the preliminary plan and recommend approval of the final plat of Stonecreek Plat C, with the findings and conditions as listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

Ms. Staten seconded the motion. Voting was as follows:

Chairman Woffinden	**Nay**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Rebecca Staten	**Aye**
Rod Brocious	**Aye**

The motion carried.

8. Hearing, review and action on the Olive Tree Enterprises District Framework Plan located in the area of 350 South 1000 West

Mr. Olsen informed commissioners that this is the second district framework plan they are seeing. A district framework plan lays the groundwork for proposed development in the TOD zone. The district framework plan goes through planning commission and onto city council,

but the fine details are worked out with the city staff. This particular district framework plan consists of around 22.5 acres in the area of 350 South 1000 West and runs north and south. The northern part lies within the transit core and the southern portion is in the garden district. The mixed-use core and general mixed-use districts are within this plan. Section 4 of the TOD code specifies the required exhibits, these have been provided and staff have met with the applicants several times to ensure that requirements are being met.

The boundary map shows current ownership and who owners and current use are 500 feet out. Any future development will comply with the districts and subdistricts requirements. Exhibit 5 is a constraints map, which shows the sewer and water easements and widths. This area of constraint was intended to be a regional open space corridor, which is being carried through the other district framework plans.

Open space requirements vary. In the core, it is 5-10% and the area to the south require 10-20% open space. Further in, they have illustrated the types of open space that can be used, staff will make sure that is incorporated.

Exhibit 16 illustrates what the developer was asking for consideration on and how they are potentially amending that. Staff recommends approval and moving this plan on to the city council.

Ms. Anderson expressed approval of the nice visual exhibits.

Mr. Hunter reported that there were a couple of exhibits that identify roadways, intersections, etc. Exhibit 7 identifies those on the master transportation plan. The applicant is complying with the master plan on 350 South and 1100 West. On Exhibit 12, staff will continually update the operational overlay to show connectivity between adjoining properties as parcels are developed, etc. Engineering Department watches to ensure that connectivity is maintained throughout adjoining parcels. The north block will have a connection that will also serve the adjoining east property. The south end of that block will be served by 350 South. The next connection to the south on the operational overlay will run into Willow Glen. Because that is an existing development and they can't connect through Willow Glen to the east, they have worked with Staff to tie onto the south end of Willow Glen to maintain connectivity. The proposed overlay modification is slightly different than the actual plan in the ordinance to account for this constraint.

Mr. Franson clarified that Mr. Hunter is happy with the overall transportation overlay, Mr. Hunter affirmed that he feels connectivity has been maintained.

Mr. Brocious expressed concern that he didn't see the optimal connectivity in the southern area. Mr. Hunter said that there will be an additional thoroughfare that goes in north of 350 South, this is shown in an additional exhibit. The exact location hasn't been proscribed yet. Where this property ends on the north side, there will be a required connector to the next northern property. They want the accessibility but don't want the roads too close to each other, so this is being worked out.

Mr. Brocious asked if the TOD road cross-sections are the same as the master plan cross-sections. Mr. Hunter said that 350 South and 1100 West are the same, they were what was approved by city council. The other proposed thoroughfares meet the city requirements.

Public Hearing Opened

Public Hearing Closed

Mr. Mike Hathorne, representing Olive Tree and Keystone Construction, stated that they have worked hard to make sure they were clear in terms of what approvals they needed. Most issues were straightforward, but there were some that needed further guidance, i.e. connectivity inside the blocks. TOD code requires that blocks have a maximum size of 8 acres, some of their blocks exceed that and will have to be subdivided via a thoroughfare through the block. Final plans will address this subdivision to meet block size requirement. Also, we don't at this time have the detail to deal with open space requirements. There are different open space types allowed in different blocks. We're setting the stage by showing available choices. In Exhibit 16, some adjustments will need to be made regarding the size and ownership. Greater detail will come later, the property owner will work with what they have.

Chairman Woffinden suggested that more detail will follow, and Mr. Hathorne said that was the intention of the code. Operational overlays were intended to start conversations, the process is working as it was intended to.

Ms. Anderson asked if the city was ok with the last block adjustment request.

Mr. Hunter replied that their main concern was connectivity and making sure the blocks connect. By shifting blocks on the south end, 350 South would connect with the Willow Glen development. The Engineering Division is comfortable with the block adjustments.

Mr. Franson moved to recommend approval of the Olive Tree District Framework Plan, located in the area of 350 South 1000 West, with findings and conditions as listed in the staff report, and subject to any findings, conditions, and modifications listed in the engineering report.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Rod Brocious	**Aye**
Rebecca Staten	**Aye**
Eric Franson	**Aye**

The motion carried.

9. Review and action on a final plat for AF Med Properties Plat B located in the area of 200 North 1150 East in the PO-1 Professional Office and R-1-15,000 Residential zones

10. Hearing, review and action on an amended site plan for AF Med Properties located in the area of 200 North 1150 East in the PO-1 Professional Office zone

Chairman Woffinden indicated that items nine and ten will be discussed together.

Mr. Olsen said that AF Med Properties, Plat B, proposes to adjust a property line between two lots. Lot 1 will consist of the existing medical office (2.05 acres), and Lot 2 will be adjusted to encompass the northern quarter (approximately) of the overall site (.64 acres). Lot 2 currently has a residential structure; however, it is anticipated that this will soon be redeveloped into an additional medical office. The underlying zoning on the northern portion (Lot 2) is a residential zone, so any future site plan for Lot 2 will also be accompanied by a zone change to PO-1. An access easement in favor of Lot 1 is present along the existing drive aisle/entrance at the eastern portion of Lot 2. This will act as a shared access for both lots as Lot 2 redevelops.

The area around 300 North and North County Boulevard is undergoing a change from residential to medical/professional office due to its proximity to the American Fork Hospital and adjacent medical land uses.

The site plan is minimal; presented to illustrate that some of the existing parking will be present on the newly designated Lot 2. As Lot 2 redevelops, a shared parking arrangement may be present; allowing parking for uses on both lots. Any redevelopment on Lot 2 will require submission of a site plan.

Mr. Hunter stated that approval was given for a medical facility directly to the west. The existing facility hosts several doctors; one of those doctors wants to purchase lot 1 and build a facility. A main concern was that 300 North was identified as an arterial road and an additional right-of-way would be needed. Property owner would maintain a cross access. The Engineering Division has no other issues or concerns.

Public Hearing Opened

Public Hearing Closed

Mr. Dudley moved to recommend approval of the final plat and site plan of AF Med Properties, Plat B, with the findings and condition listed in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

Mr. Franson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Rebecca Staten	**Aye**
Rod Brocious	**Aye**

The motion carried.

11. Hearing, review and action on various amendments to Section 17.4 of the American Fork City Municipal Code relating to rear setbacks

Mr. Olsen stated that there have been a number of requests to the Board of Adjustment related to rear setbacks. The proposed ordinance modifies rear setbacks in all residential zones, from 30' to 25'. The amendments allow for greater variety of homes to be constructed city-wide and provide greater flexibility in siting of homes on individual lots. Allowance of encroachments into rear setback areas will remain as allowed; the only change is moving of the standard rear setback from 30' to 25'. This change allows people to expand their older homes.

Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to recommend approval of the various amendments relating to rear setbacks.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Rebecca Staten	**Aye**
Rod Brocious	**Aye**

The motion carried.

12. Hearing, review and action on amendments to Section 17.8.403 – Water Mains of the American Fork City Municipal Code

Mr. Sensanbaugher stated that the Engineering Division is routinely looking at city code and would regularly bring forward suggested changes. This change was discussed at length with the city administrator. This code change would change the minimum size of the pressurized irrigation line from 6 inches to 8 inches.

Chairman Woffinden asked if the city has enough water supply to maintain pressure if the size of the line is increased. His irrigation pressure is always low.

Mr. Sensanbaugher replied that the increased size of line will actually increase pressure a little bit during times of heavy use and help the system work better.

Mr. Franson clarified that this will only affect new development.

Public Hearing Opened

Public Hearing Closed

Mr. Franson moved to recommend approval of the various amendments to Section 17.8.403 relating to water mains.

Mr. Brocious seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Rebecca Staten	**Aye**
Rod Brocious	**Aye**

The motion carried.

13. Hearing, review and action on various amendments to Section 15.01 – Detailed Drawings of the American Fork City Municipal Code

Mr. Sensanbaugher indicated that the city council enacted an ordinance following state requirements that all new PI connections be metered as of May 1. At some point previous connections will be retrofitted. In order to meet this requirement, the city will be installing two meters for each new property instead of one meter. He apologized because after the packets went out the Engineering Division had some new information regarding this proposal, he handed out new details to the commissioners.

Mr. Hunter added that the new information is just new dimensions and measurements. He explained the details of the drawings.

Ms. Anderson and Chairman Woffinden expressed approval of the specificity of the drawings.

Mr. Sensanbaugher added that they will now be requiring a meter vault instead of a meter can, to ensure that the larger meters will fit in the hardware. They have worked with the water employees to see what they would need, they feel that this is the right solution.

Public Hearing Opened

Public Hearing Closed

Mr. Franson moved to recommend approval of the various amendments to Section 15.01 relating to the detailed drawings of the city code for meters, PI meters and culinary vaults.

Mr. Brocious seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Rebecca Staten	**Aye**
Rod Brocious	**Aye**

The motion carried.

14. Other Business

Chairman Woffinden invited staff and commissioners to attend the May 14 City Council meeting, where the topic of short-term rentals will be discussed.

15. Site Plan Committee Report

Mr. Knobloch reviewed the appointments from upcoming Technical Review Committee meeting. He indicated that the upcoming planning commission meeting will be much shorter, with a land use and zone map amendment, an additional building at the Public Works complex for the police, and a couple of other developments (a gym near the TOD area and Michael Beck's project).

Ms. Anderson added that she would like the city council to know that the commissioners were against the zone change for the dog grooming business but they were open to the idea of the site plan as a historic conservation project.

16. Review and action on the minutes of the April 17, 2019 Planning Commission Regular Session

Ms. Anderson moved to approve the minutes of the April 17, 2019 Planning Commission Regular Session.

Mr. Brocious seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Abstain**
Harold Dudley	**Aye**
Rebecca Staten	**Abstain**
Rod Brocious	**Aye**

The motion carried.

17. Adjournment

Mr. Franson moved to adjourn.

Mr. Brocious seconded the motion. All concurred.

Meeting adjourned at 8:40 pm.

Lisa Halversen, Administrative Assistant, with notes taken by Terilyn Lurker, City Recorder