

Item 1 **Red Ledges Land Development requests Subdivision Final Approval for Subdivision Plat Phase 1M, a 12 lot phase, located in the Red Ledges Development on Red Knob Way. The main entrance to the Red Ledges Development is at 1851 East Center Street (Lake Creek Drive).**

Anthony Kohler had nothing to add to his staff report and with that Todd Cates began his presentation. Phase 1M is along an existing road. The locations of phases 1M and 1E were shown on a map of Red Ledges on the overhead.

The Phase 1E plat was shown. Discussion on townhouses and the planned community zone. Todd Cates indicated that the Red Ledges project has 51% open space, overall density of Red Ledges is approximately one unit per acre.

Chairman Rawlings pointed out the engineers' report on 1E; 1M was already done. Road names were discussed. Cates informed the Commission that the name Abajo Peak Circle had been submitted to Ivan Spencer at Wasatch County GIS but Spencer had wanted a different name because there was already an Abajo Peak Way and Abajo Peak Court. Cates thought that the road name should be determined by next week.

Commissioner Webb motioned that we approve final or grant final approval for Subdivision Plat 1M, and oh that's it, oh there's 12 lots, that it meets the applicable codes and all engineers' requirements and that it be contingent upon them replacing that street name (this is also in the engineers' report). Commissioner Thurber seconded the motion. Voting Aye: Commissioners Zane, Thurber, Rawlings, Hansen, Webb, and Richards. Voting Nay: none. The motion passed.

Item 2 **Red Ledges Land Development requests Subdivision Final Approval for Subdivision Plat Phase 1E, an eight lot phase, located in the Red Ledges Development on Abajo Peak Way. The main entrance to the Red Ledges Development is at 1851 East Center Street (Lake Creek Drive).**

Discussion on Phase 1E had taken place during the previous item.

Commissioner Zane motioned that we recommend approval for Red Ledges Land Development Subdivision Final Approval for Subdivision Plat Phase 1E, an eight lot phase, located in the Red Ledges Development on Abajo Peak Way. The main entrance to the Red Ledges Development is at 1851 East Center Street (Lake Creek Drive) contingent upon they meet all the requirements of staff and city engineer. Commissioner Hansen seconded the motion. Voting Aye: Commissioners Zane, Thurber, Rawlings, Hansen, Webb and Richards. Voting Nay: none. The motion passed.

Item 3 **Review of 2012 Planning Commission Actions - Discussion of Goals for 2013**

The Commission discussed the reports reviewing 2012 and also discussed what they would like to see on their agenda to discuss in 2013. Topics mentioned were signs, electronic reader boards, reviewing the General Plan specifically on the subject of traffic, moderate income housing, open space and TDRs, a comprehensive amendment to the zoning ordinance to bring our code up to

date with the state code, and replacement for the Planning Commission Alternate were also topics the Planning Commission would like to discuss.

Item 4 **Adoption of the 2013 Annual Planning Commission Meeting Schedule and Work Plan**

The Commission looked at this. Commissioner Zane moved to adopt the meeting schedule. Commissioner Hansen seconded the motion. Voting Aye: Commissioners Zane, Thurber, Rawlings, Hansen, Webb and Richards. Voting Nay: none. The motion passed.

Item 5 **Consideration of Amendments to the Planning Commission Bylaws**

There was consensus among the Commissioners not to amend their bylaws.

Administrative Items:

Discussion on whose term would end at the end of 2013.

Commissioner Hansen motioned to adjourn the meeting. Commissioner Webb seconded the motion. Voting Aye: Commissioners Zane, Thurber, Rawlings, Hansen, Webb and Richards. Voting Nay: none. The motion passed. The meeting adjourned at 8:23 p.m.

Approved 3/11/2013