

## MINUTES OF PLANNING COMMISSION MEETING

January 11, 2010

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 11th day of January, 2010 at 6:30 PM

**THE FOLLOWING MEMBERS WERE PRESENT:** Nelson, Sannes, Dean, Coleman, Borgstrom, Jorgenson and Ferris

**THE FOLLOWING WERE ABSENT:** None

**THE FOLLOWING WERE ALSO PRESENT:** Community Development Director Mike Martin, Deputy Clerk Linda Rappe, Lorraine and Al Hopkins, Delores Darling, John Buckingham, Randy Carlson and Jim and Dorothy Larsen.

**CALL TO ORDER:** Chairman Nelson called the meeting to order at 6:30 PM.

**MINUTES FROM PLANNING COMMISSION:** Motion made by Sannes, second by Borgstrom to approve the minutes from December 14, 2009 as submitted. All Ayes.

**ELECTION OF VICE CHAIR:** Chairman Nelson nominated Commissioner Dean, Borgstrom seconded the nomination. All Ayes.

**DISCUSSION OF DRAFT COMPREHENSIVE PLAN AMENDMENT:** The last time the Comprehensive Plan was updated was in 2002. There has been a request by two property owners that the City review its Comprehensive Plan. The purpose of this review is to consider a possible amendment that will allow Commercial/Retail development in areas of the City currently not designated for full commercial development. This is discussion only at this time. This does change current zoning. What we are discussing is an amendment to the current comprehensive plan until the entire plan is updated. Commissioner Dean stated that this is a way to encourage business to go through downtown. Martin stated that the EDA currently has five active projects in downtown. We have rebuilt Main street and the sidewalks and have all of the parking that is possible. We have been making the downtown attractive for businesses but it does not have the traffic count that Mantorville Avenue has. Commissioner Jorgensen stated that it is worth taking a look at North Mantorville Avenue and with the traffic count Mantorville avenue is congestion prone. Commissioner Borgstrom understands the comprehensive plan to be only for new annexations and only for expanding the community. Borgstrom also stated that once 16<sup>th</sup> Street NE is paved to County Road 15 and Masten Creek Parkway is completed then that will relieve the traffic on Mantorville avenue and that is what we have always worked to do. Commissioner Borgstrom is against looking into changing North Mantorville Avenue. Commissioner Coleman stated that we should develop north of the Carriage House Veterinary Clinic and we should look closer at how things are zoned when annexed. Commissioner Ferris stated this is worth taking a look at although he is reluctant to do so. Chairman Nelson stated that the comprehensive plan is general and agrees with Commissioner Borgstrom on not changing all of Mantorville Avenue but there is room for discussion as to where it is logical to draw the line and look at the possibilities of future expansion. The Commissioners were in agreement that this is worth taking forward and having more discussion and to use Martin's stated process.

**OTHER BUSINESS:** Martin stated that the Church of Jesus Christ of Latter Day Saints has contacted the City recently and has a new architect since they had come in for the Minor Subdivision and Conditional Use Permit. There are only minor changes with the interior of the

building. The file was retrieved and the Commissioners were updated on the conditions set out by the original Conditional Use Permit and wanted to make sure that those conditions would be adhered to. Martin stated that those would be addressed at permit time.

**ADJOURN**: Since the agenda had been met the meeting was adjourned at 7:40

Respectfully submitted,

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Linda Rappe, Deputy Clerk