

ACTION ITEM REPORT

CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – DECEMBER 14, 2010

6:00 p.m. – Work Session (*City Council Conference Room*)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

6:30 p.m. – Planning Commission Meeting (*Council Chambers*)

A. **Welcome & Roll Call**

B. **Open Communications**

(This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes.)

C. **Consent Items**

1. Approval of meeting minutes from:
November 9, 2010 Work Session
November 9, 2010 Planning Commission

Motion: Commissioner Ellis moved to approve the consent item.
Commissioner Jones seconded the motion.

Call the Question: The motion passed unanimously.

D. **Action Items**

1. a. Public hearing to amend Title 10, Chapter 14 and creating a new section 3:
Non-household animals and fowl in residential areas.

Motion: Commissioner Staten moved to close the public hearing for discussion of Title 10, Chapter 14 non-household animals and fowl in residential areas.
Commissioner Hall seconded the motion.

Call the question: The motion passed unanimously.

- b. Consideration of amending Title 10, Chapter 14 and create a new section 3: Non-household animals and fowl in residential areas

Presenter: Randy Daily, Community Development Director

Motion: Commission Staten moved to table for 2 weeks Title 10, Chapter 14 non-household animals and fowl in residential areas.
Commissioner Ellis seconded the motion.

Call the Question: The motion passed with Commissioner Stevens voting Nay.

2. a. Public hearing to amend the General Plan – Alternative Land Uses - Area Two commentary.

Motion: Commissioner Mitchell moved to close the public hearing for discussion to amend the General Plan – Alternative Land Uses – Area Two Commentary. Commissioner Hall seconded the motion.

Call the question: The motion passed unanimously

b. [Consideration of amending the General Plan – Alternative Land Uses - Area Two commentary.](#)

Presenter: Randy Daily, Community Development Director

Motion: Commissioner Mitchell moved to forward the amendments to the General Plan Alternative Land Uses – Area Two Commentary to the City Council with a favorable recommendation. Including the discussed changes of adding the property along the west bench up to the credit union property. Commissioner Staten seconded the motion.

Call the question: The motion passed unanimously

3. [Consideration of preliminary site plan for the Jiffy Lube development located at 4707 S. 900 W.](#)

Presenter: Randy Daily, Community Development Director

Motion: Commission Hall moved to approve preliminary site plan for the Jiffy Lube development located at 4707 S. 900 W. Commissioner Staten seconded the motion.

Call the question: The motion passed unanimously.

4. [Consideration of final site plan for the Jiffy Lube development located at 4707 S. 900 W.](#)

Presenter: Randy Daily, Community Development Director

Motion: Commission Mitchell moved to approve the final site plan for Jiffy Lube located at 4707 S. 900 W. with the stipulation of traffic flow being changed to entering from the north and exiting to the south, also approve the amended plat. Commissioner Staten seconded the motion.

Call the question: The motion passed unanimously

5. [Consideration of conceptual site plan for 7-Eleven expansion of former Texaco located at 4090 South Riverdale Road.](#)

Presenter: Randy Daily, Community Development Director

Motion: Commission Ellis moved to approve the conceptual site plan for 7-Eleven expansion of former Texaco located at 4090 South Riverdale Road. Commissioner Hall seconded the motion.

Call the question: The motion passed unanimously

6. Consideration of preliminary site plan for 7-Eleven expansion of former Texaco located at 4090 South Riverdale Road.

Presenter: Randy Daily, Community Development Director

Motion: Commission Mitchell moved to approve the preliminary site plan for 7-Eleven expansion of former Texaco located at 4090 South Riverdale Road with the following stipulations: the petitioner will look into the requirements for access to power boxes in the dumpster area behind the building, they will have proper access to the dumpster, they will upgrade and maintain the appearance of the car wash to match the rest of the property and consider moving some of the landscaping from behind the car wash to an area that is more visible from the surrounding roads. Commissioner Hall seconded the motion.

Call the question: The motion passed unanimously

7. Consideration of request for a Lot Line Adjustment for lots 10 and 11 in Olsen Subdivision No.1.Lots located at 4085 S. 650 W. and 4088 S. 650 W.

Presenter: Randy Daily, Community Development Director

Motion: Commissioner Ellis moved to approve the request for a lot line adjustment for lots 10 and 11 in Olsen Subdivision No. 1. Lots located at 4085 S 650 W and 4088 S. 650 W. Commissioner Jones seconded the motion.

Call the question: The motion passed unanimously

E. Discretionary Items

F. Adjournment