



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold an **Electronic Public Meeting** on **Tuesday, January 19, 2021 at 7:00 pm.**

The public may view the meeting via the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpinecity.org

Public Comment for a Public Hearing on the agenda may be submitted to admin@alpinecity.org by **5:00 pm the day of the meeting.**

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jane Griener
- B. Prayer/Opening Comments: John MacKay
- C. Pledge of Allegiance: Alan MacDonald

II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission. Comments may be submitted to admin@alpinecity.org by 5:00 PM the day of the meeting.

III. ACTION ITEMS

A. Public Hearing – Accessory Building Setback Exceptions

The Planning Commission will hold a public hearing and review the proposal to amend the ordinance.

B. Discussion – Temporary Sign Ordinance

The Planning Commission will review the Temporary Sign Ordinance for improvements.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: January 5, 2020

ADJOURN

Chair Jane Griener
January 15, 2020

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing vs. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing – Accessory Building Setback Exceptions

FOR CONSIDERATION ON: 19 January 2021

PETITIONER: Residents of Alpine (Bingham, Cushing, and Strong Families)

ACTION REQUESTED BY PETITIONER: Hold public hearing, review proposed ordinance, and make a recommendation.

BACKGROUND INFORMATION:

On January 5, 2021, the Bingham, Cushing, and Strong families spoke during the public comment portion of the Planning Commission meeting. They felt an amendment was needed to the accessory building setback exception ordinance and the maximum allowed height for structures receiving an exception. The Planning Commission discussed the item and told the residents they would hold a public hearing and put this on the agenda for the upcoming meeting.

The Bingham, Cushing, and Strong families have put together a proposal that they would like the Planning Commission to consider for recommendation (see packet). The proposal would amend the height requirement under Article 3.03.050.2.vi.

Staff have reviewed this proposal in relation to neighboring municipalities (American Fork, Highland, and Lehi) and found that Alpine City's code is closely aligned with the requirements in other municipalities. One key finding is that none of the cities allowed accessory buildings or structures to be placed inside an easement, and only Alpine City allows for an exception to setback requirements. In making a recommendation the Planning Commission should consider impact on views, safety (fire hazard), and easements.

STAFF RECOMMENDATION:

Hold public hearing, review proposed ordinance, and make a recommendation to City Council.

SAMPLE MOTION TO APPROVE:

I motion to recommend that the proposed amendment be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion to recommend that the proposed amendment be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion to recommend that the proposed amendment be tabled/denied based on the following:

- ***Insert Finding***



Proposal for

Alpine City

Development Code: 3.03.050
Setback Requirements Accessory Buildings

Submitting Residents

Travis & Emily Cushing

648 W Willow Way
801-361-8827 / 801-357-9902
travcush@gmail.com /
emcush@hotmail.com

Chris & Becky Strong

185 S Hawthorn Ct
469-766-7561 / 469-879-3143
christopherstrong1@yahoo.com /
chrisandbeckys@yahoo.com

Ryan & Dawn Bingham

680 W Willow Way
801-540-7646 or 801-721-8037
ryanjbingham@gmail.com /
dawnmariebingham@gmail.com

Purpose of Proposal

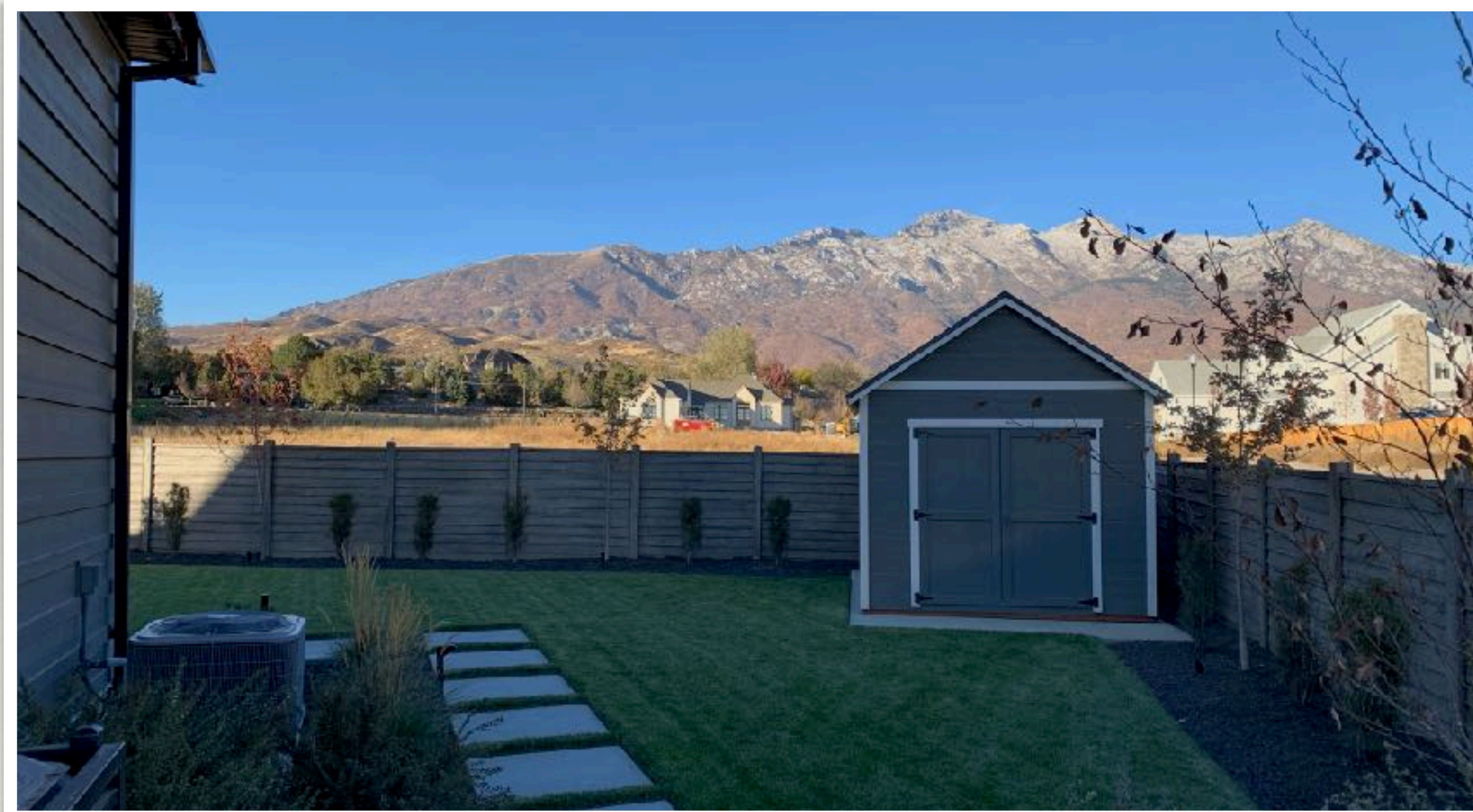
- ❖ Recently moved to Alpine and after constructing new sheds to house yard equipment received notice in violation of 1 of the 6 sub sections to Accessory Buildings code, specific to height
- ❖ Adjustment to meet code would require thousands of dollars in additional costs and diminish appeal and functionality of existing sheds
- ❖ Must be in compliance or receive exception prior to February 27th or face citation of \$50 per day



Strong (12 ft x 3 inches (excluding cupola & weather vane))



Cushing (11 ft 8 inches)



Bingham (11 ft 4 inches)

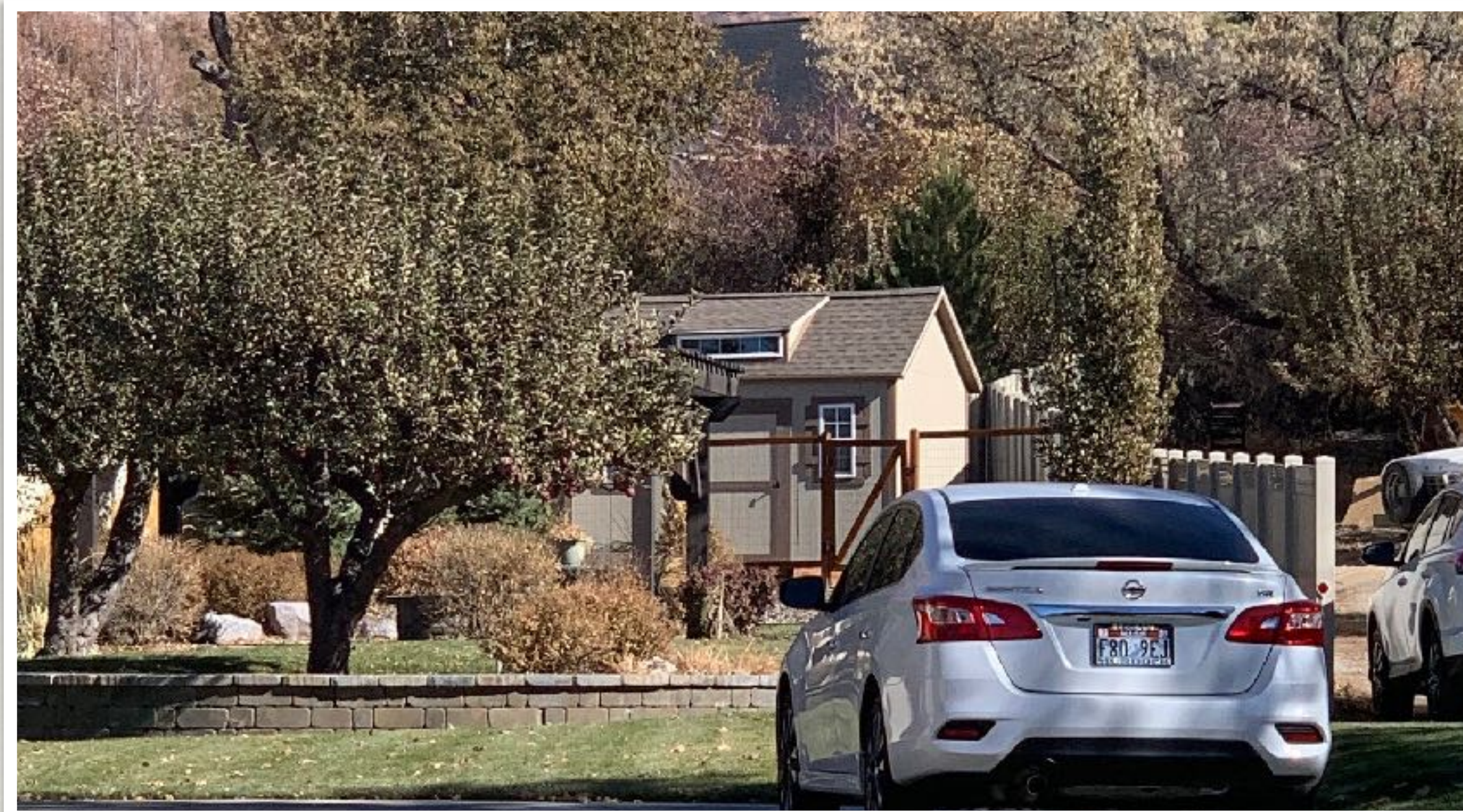
Code Proposed for Update

- ❖ Development Code
 - ❖ 3.03.050 Setback Requirements
 - ❖ 2. Accessory Buildings
 - ❖ vi. The building will not be taller than ten (10) ft to the top of the roof line

Research Observations

- ❖ Drive through of Alpine of only a few hours resulted in observation of 100+ potential violations = standard practice for years
- ❖ Neighboring city's codes:
 - ❖ American Fork: no height stipulation
 - ❖ Highland: none if under 200 sq. ft
 - ❖ Lehi: only requires 1 ft setback
- ❖ Custom shed builders such as Wright Sheds standard shed sizes are 12 ft+ and have installed 100's of sheds, most of which over this height the last few years in Alpine





Possible Sub Section “vi” Replacement Proposal

- ❖ The accessory building will not be more than 13 ft tall to top of roofline (excludes accessories such as cupola, weather vane, etc.)
- ❖ *If decision is to maintain current code, would like to request possible individual exceptions based on surrounding neighbors signing off, neighbors sport court blocking shed, etc.*

Benefits to Alpine City

- ❖ Resident who have fallen short under this violation for years (with no complaint from surrounding lots) will not have to be served with a code infraction = less city time / expenditures
- ❖ Residents are able to continue to build reasonable, appealing structures to house their lawn / misc equipment = beautifies city
- ❖ Residents are happy = city is happy :-)

Thank You

AMERICAN FORK

Side and rear setback—Interior lot line. Accessory buildings shall be set back not less than five feet from the lot line, except that no minimum side setback shall be required when all the following conditions are met:

1. The accessory building is located more than twelve feet from an existing dwelling on the same or an adjacent lot.
2. The accessory building contains no openings on the side contiguous to the lot line.
3. No drainage from the roof will be discharged onto an adjacent lot.
4. The accessory building shall have fire resistive walls rated at one hour or more.
5. The building will not be placed on land designated as a utility easement.

(No height regulations for accessory buildings.)

HIGHLAND

Structure. Anything constructed or erected which requires location on the ground, but not including a tent or automobile.

3-4204 Location Requirements

Buildings and structures on lots within the R 1 20 Zone shall be located as follows:

1. All dwellings and other main buildings and structures shall be set back not less than thirty (30) feet from the front lot line.
2. All dwellings and other main buildings and structures shall have a combined side yard of not less than twenty-five (25) feet, with no structure closer than ten (10) feet from either side lot line ; provided, however, on nonconforming lots of record all dwellings and main building shall be set back not less than ten (10) feet from either side lot line and the combined total distance of the two side setbacks shall not be less than twenty-four (24) feet.
3. All dwellings and other main buildings and structures shall be set back not less than thirty (30) feet from the rear lot line.
4. Notwithstanding any provision of this Section to the contrary, the following additional requirements shall apply to corner lots:
 1. All dwellings and other main buildings shall be set back not less than thirty (30) feet from the side lot line which abuts on a street.
 2. The side setback required for the interior side of such lots shall be that required by paragraph (2) of this Section.
5. Anything structurally attached to the home such as a foundation wall, deck requiring a building permit (covered or uncovered), or covered patio (unless cantilevered) shall be considered part of the main dwelling.

Height. No accessory building shall be erected to a height greater than twenty-five feet (25') from grade.

LEHI

Side Yards. The location of all accessory buildings and structures shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.

- (a) All accessory buildings and structures shall maintain the side yard required for the principal building, except that accessory buildings and structures located either at least six (6) feet to the rear of the principal building or have a minimum 10 foot setback from the principal building may have a minimum side yard of sixteen (16) inches, provided the accessory building or structure complies with the requirements of the International Building Code and International Fire Code.
- (b) Accessory buildings and structures shall not be located closer than 12 feet to a dwelling on an adjacent lot or property and shall not be located within any required utility easement(s).

Rear Yards. The location of accessory buildings and structures shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.

- (a) Accessory buildings and structures shall maintain the rear yard requirements for the principle structure as identified in Table 05- 040-A, but may be located within sixteen (16) inches of the rear property line provided that the accessory building or structure is not subject to the requirements of Section 12-080 of this Code and it meets all the applicable requirements of the International Building Code and the International Fire Code; except that accessory buildings and structures located in the rear yards of corner lots, located adjacent to the side yard of an adjacent lot shall not be closer than ten (10) feet to the rear property line and is not located within any required utility easement(s).

The maximum height of an accessory building shall be according to the following table:

Zone District Classification	Max. bld. Height
TH-5, A-5, A-1, RA-1(>22,000 sq. ft.), R-1-22	28 ft.
RA-1 (< 22,000 sq. ft.), R-1-15, R-1-12, R-1-10, R-1-8, R-2, R-2.5, R-3, MU, PC, RC, all other non-residential zones.	24 ft.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Discussion – Temporary Sign Ordinance

FOR CONSIDERATION ON: 19 January 2021

PETITIONER: Planning Commission

ACTION REQUESTED BY PETITIONER: Review and discuss the need for changes to the Temporary Sign Ordinance.

BACKGROUND INFORMATION:

On January 5, 2021, the Planning Commission made a recommendation to approve changes to the sign ordinance regarding monument signs. During the review, the Planning Commission had questions about the ordinance for temporary signs and asked that it be added to the next agenda for discussion.

STAFF RECOMMENDATION:

Review and discuss the need for changes to the Temporary Sign Ordinance.

3.25.140 Temporary Signs

Banners are permitted to be used as temporary signs and shall follow all applicable regulations. Banners and temporary signs attached to buildings are permitted and shall follow all applicable regulations including DCA 3.25.080 Part 3. A-frame signs, or equivalent, are permissible and shall not exceed a height of four (4) feet and a width of three (3) feet and shall comply with all applicable regulations. As indicated in DCA 3.25.060, off-premise commercial signs are prohibited, except as expressly permitted.

1. Business Signs. The following shall apply:

- a. A permit shall be required.
- b. Temporary business signs shall comply with all applicable regulations of the sign ordinance including, but not limited to DCA 3.25.020, DCA 3.25.030, DCA 3.25.040, DCA 3.25.060, DCA 3.25.070, and DCA 3.25.080.
- c. Grand Opening Period.
 - i. Temporary signs announcing the initial opening of a business, or the relocation, or change of ownership of an existing business may be allowed within the first year of operations for a period not to exceed 45 calendar days. The signs must be removed at the end of the 45 day period.
 - ii. No more than two (2) signs shall be allowed per location, including businesses located within a planned commercial development. Signs shall be placed at least twenty (20) feet apart.
- d. Special Promotion Periods.
 - i. A business may apply for three (3) special promotion periods during the calendar year. Each period may not exceed fourteen (14) days. These periods may run consecutively.
 - ii. No more than two (2) signs shall be allowed per location, including businesses located within a planned commercial development. Signs shall be placed at least twenty (20) feet apart.

2. Community or Civic Event Signs. The following shall apply:

- a. A permit shall be required.
- b. Signs shall be permitted for no more than fourteen (14) days.
- c. Signs, including headers and supports shall not exceed an area of twenty-four (24) square feet.
- d. Signs shall not exceed a height of six (6) feet.
- e. Sign placement is on a first come first serve basis at City-approved locations.
- f. Alpine City must approve the sign and the event as a community event in order to use banners or other means to advertise the community event that are not in conflict with this ordinance
- g. Placement of each sign shall require the approval of Alpine City, and shall comply with DCA 3.25.020.
- h. All other Temporary Community or Civic Event signs are prohibited.

3. Business Community Event Signs. The following shall apply:

- a. A permit shall be required.
- b. Signs shall be permitted for no more than fourteen (14) days.
- c. Signs, including headers and supports, shall not exceed an area of twenty-four (24) square feet.
- d. Signs shall not exceed a height of four (4) feet.
- e. No more than two (2) signs shall be allowed per location, including businesses located within a Planned Commercial Development. Signs shall be placed at least twenty (20) feet apart.
- f. Alpine City must approve the sign and the event as a community event in order for the business to use banners or other means to advertise the community event that are not in conflict with this ordinance
- g. Alpine City shall use the following definition when determining whether the event is a community event:
 - i. A community event includes special occasions, such as anniversary, thank you, customer appreciation, get to know the neighborhood, religious, charitable, civic or festive occurrences, or in celebration of some event of national, state, or civic significance or in honor of a visit from a person of persons of note.
- h. It is specifically prohibited to incorporate in any event sign decorations advertising of a commercial nature.

4. Church, Home Owners Association & School Information Signs. The following shall apply:

- a. A permit shall not be required.
- b. Signs shall be permitted for no more than fourteen (14) days.
- c. Signs shall be placed on private property.
- d. Be limited to two (2) signs per block per event.
- e. Shall not exceed an area of twelve (12) square feet per sign, including signs and headers.
- f. Signs shall not exceed a height of four (4) feet.

5. Activity Sponsor Signs. The following shall apply:

- a. A permit shall not be required.
- b. Signs, including off-premise commercial signs of activity sponsors, may be included as part of a City approved sports facility.
- c. Sponsor logos shall constitute a maximum of 25% of a scoreboard.
- d. Scoreboards and outfield signs shall be removed to winter storage or covered with fitted weather protectors during the off-season.

6. Alpine Days. During the annual Alpine Days Celebration, businesses in the commercial zone shall comply with the following:

- a. A permit shall not be required.
- b. Signs may be erected one (1) week before the start of Alpine Days and must be removed

within two (2) days after the end of Alpine Days.

- c. Businesses in the commercial zone may use temporary signs for promotional and community events in order to create a festive nature in the downtown area.
- d. Such signs shall be in accordance with this ordinance and with the following guidelines:
 - i. Size: Signs shall not exceed twenty-four (24) square feet in size (including background and supports).
- e. Alpine City may use flags, banners, streamers and the like as signs for Alpine Days.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Planning Commission Minutes January 5, 2021

FOR CONSIDERATION ON: 19 January 2021

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve Minutes

BACKGROUND INFORMATION:

Minutes from the January 5, 2020 Planning Commission Meeting.

STAFF RECOMMENDATION:

Review and approve the Planning Commission Minutes.

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
January 5, 2021

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Chairwoman Jane Griener. The following were present and constituted a quorum:

Chairwoman: Jane Griener

Commission Members: Ethan Allen, John MacKay, Troy Slade, Ed Bush, Sylvia Christiansen

Excused: Alan MacDonald

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

Jane Griener provided a document stating: Due to the seriousness of the current worldwide Covid-19 pandemic, the rapid spread of the infection throughout Utah, and its potentially deadly and life-altering effects, I, Jane Griener, as chair of the Planning Commission

B. Prayer/Opening Comments: Sylvia Christiansen

C. Pledge of Allegiance: Alan MacDonald

II. PUBLIC COMMENT

Ryan Bingham 680 W Willow Way, the Cushing's 648 W Willow Way, and the Strong's, 185 S Hawthorn Court, said they were told they built sheds in the wrong place and would like to see if the ordinance could be changed. Mr. Bingham said they have done research and found over 100 violations to this specific ordinance. He said there was new and old construction that was in violation of Section 6 of Accessory Building setbacks. Mr. Bingham said where all three families were in violation was the height requirement. They are all over 10 feet tall. They would like the ordinance changed to all buildings under 200 square feet have no height restrictions and asked if they could get an exception for their sheds.

III. ACTION ITEMS

A. Public Hearing – Ordinance 2021-01 – Planning Commission Rules

Austin Roy said the City Attorney has prepared language to clarify what constitutes a quorum and the requirements for an affirmative vote of recommendation or approval by the Planning Commission. The existing ordinance does not outline the above items. Staff is recommending that the proposed ordinance be approved to help clarify Planning Commission responsibilities and make sure decisions comply with the Public Meetings Act.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the hearing.

MOTION: Ed Bush moved to recommend approval of Ordinance 2021-01 Planning Commission Rules as proposed.

Troy Slade seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
Ed Bush
Ethan Allen
Troy Slade
John MacKay
Sylvia Christiansen

Nays:

None

B. Public Hearing – Ordinance 2021-02 – Site Plan Requirements

Austin Roy on December 1, 2020, the Planning Commission recommended approval of the Alpine Fitness site plan. During the review, the Planning Commission commented that a 3-D rendering of the proposed building would be helpful to better understand the design of the building. Staff is proposing that 3-D renderings be a requirement for future site plans to help improve the review process.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the hearing.

Ethan Allen asked if there would be a significant expense to provide a 3-D rendering. Austin Roy he has heard from a business owner that it is expensive and that's why he didn't provide one for his building application. Jane Griener said there are home programs that could produce a 3-D rendering for just the software cost.

Jed Muhlestein said Auto Cad is naturally a 3-D program and this is the program most engineers use and it's not a big deal to produce one.

MOTION: John MacKay moved to recommend approval of Ordinance 2021-02 Site Plan Requirements as proposed.

Troy Slade seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Jane Griener
Ed Bush
Ethan Allen
Troy Slade
John MacKay
Sylvia Christiansen

Nays:

None

C. Public Hearing – Ordinance 2021-03 – Appeal Authority

Austin Roy said a few sections in the Development Code need to be cleaned up which reference the Board of Adjustments. When the City adopted the administrative hearing process a few years ago a few sections of the Development Code did not get updated to change Board of Adjustments to Appeal Authority. This needs to be corrected as soon as possible so that the code accurately outlines the administrative hearing process.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the hearing.

MOTION: Ed Bush moved to recommend approval of Ordinance 2021-03 Appeal Authority as proposed.

John MacKay seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener

Ed Bush

Ethan Allen

Troy Slade

John MacKay

Sylvia Christiansen

Nays:

None

D. Public Hearing – Ordinance 2021-04 – Monument Signs

Austin Roy said When Altabank installed a new monument sign in early 2020 there were concerns with the setbacks and dimensions of the sign and how it blocked visibility along Main Street. It is proposed that the setback requirements for monument signs be increased, the size of signs permitted be reduced, and that a new standard for how height is measured be implemented.

Austin Roy said traditionally a business could have a sign that was 6 feet tall and 8 feet wide. Staff feels like that is too large and proposes that signs do not exceed 4 feet in height and 6 feet wide. He said the sign would be measured from the finished grade to the top of the sign. Pedestals would be considered part of the sign and included in the measurement.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the hearing.

Jane Griener asked about awning signs and vinyl signs put on metal posts. Austin Roy said vinyl signs are temporary signs and have regulations that need to be followed. Jane Griener asked if the Planning Commission could review those regulations at a later meeting.

MOTION: Troy Slade moved to recommend approval of Ordinance 2021-04 Monument Signs as proposed.

Sylvia Christiansen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener

Ed Bush

Ethan Allen

Troy Slade

John MacKay

Sylvia Christiansen

Nays:

None

E. Public Hearing – Ordinance 2021-05 – Horse/Cow Regulations

Austin Roy said the current code allows for a maximum of 5 horses or cows on any given lot. One horse or cow is permitted on a lot of 10,000 square feet, and additional horses or cows for every additional 10,000 square feet. However, no more than 5 horses or cows no matter how large the lot.

Recently, the City has dealt with issues of more than 5 horses on a lot. In each case, the lots in question were larger lots (greater than 5 acres). Thus, the question arises, should a resident with a larger lot be able to have more than 5 horses or cows if they have the appropriate square footage/acreage to accommodate more animals?

Staff is proposing that the number of horses or cows on a lot be limited by the size of the lot and not a set limit.

Jane Griener opened the Public Hearing.

John Williams at 257 N 400 W, said he is in favor of allowing more animals.

Jane Griener closed the hearing.

Jane Griener asked if someone had a large property would they be allowed to keep a large amount of animals corralled on a smaller portion of land. Ed Bush said there are rules about how close the animal enclosures can be to your neighbor.

Ed Bush said he thinks 20 cows on a five-acre parcel is too many cows because of the smell.

Ethan Allen said he doesn't think this is a problem.

Austin Roy said people move here for the rural atmosphere and the ability to have horses. He said we're one of a few towns to allow large animals.

Sylvia Christiansen said she doesn't like animals on small lots and thinks there needs to be a limit.

Ed Bush said 5 animals may be too small for larger lots but still thinks there should be a cap on the number. John MacKay said he agreed.

MOTION: Sylvia Christiansen moved to table Ordinance 2021-05 Horse/Cow Regulations until more research can be done.

Ethan Allen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener

Ed Bush

Ethan Allen

Troy Slade

John MacKay

Sylvia Christiansen

Nays:

None

IV. Communication

Jane Griener said in the Planning Commission Rules, it states that on every odd year, we need to elect a Chair. Austin Roy said we will do this at the next meeting. He also said that Jane Griener's term is up next month.

Austin Roy said the City Council is now going to start their meetings at 6:00 pm. He asked if the Planning Commission wanted to start at 6:00 as well. The Planning Commission decided to stay with a 7:00 start time.

Jane Griener asked if the light at Bertha's Court can be turned down. Jed Muhlestein said he has already talked to the developer and asked him to do that.

V. APPROVAL OF PLANNING COMMISSION MINUTES: December 1, 2020

MOTION: Sylvia Christiansen moved to approve the minutes for December 1, 2020 as written.

John MacKay seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Ethan Allen
Jane Griener
Troy Slade
Ed Bush
John MacKay
Sylvia Christiansen

Nays:

None

MOTION: Ed Bush moved to adjourn the meeting.

Ethan Allen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Ethan Allen
Jane Griener
Troy Slade
Ed Bush
John MacKay
Sylvia Christiansen

Nays:

None

The meeting was adjourned at 8:40 4p.m.